



1 Coombe Cottages, Coombe Way



# 1 Coombe Cottages,

Bishopsteignton, Teignmouth, TQ14 9QA

Bishopsteignton (0.6 miles), Exeter (15 miles), Exeter Airport (17 miles)

1 Coombe Cottages is a charming two-bedroom cottage, with a reception room, kitchen and conservatory, offering light and versatile living space. Outside, there is off-street parking and a stunning garden with a stream, creating a peaceful and highly attractive setting.

- Charming 2 bedroom cottage
- Stunning garden with stream
- Conservatory
- Not listed
- Peaceful semi-rural location
- Great walks from the property
- Off street parking for one car
- EPC Band E (49)
- Teignbridge Council Tax Band C
- Freehold

Guide Price £439,995

## SITUATION

Situated within a peaceful residential setting in the sought-after village of Bishopsteignton, 1 Coombe Cottages is an attractive character home offering beautifully balanced accommodation with a warm and welcoming atmosphere throughout. Occupying a desirable position along Coombe Way, the property enjoys a wonderful sense of privacy whilst remaining conveniently placed for village amenities, the coast, and excellent transport connections. The field opposite the property is owned RSPB and is protected for wildlife and birds.

This charming cottage combines period character with modern comfort, featuring light-filled living spaces, well-proportioned bedrooms and a delightful garden ideal for outdoor dining and relaxation. The property is perfectly suited as a full-time residence, coastal retreat or investment opportunity within this highly regarded South Devon location.

Teignmouth and the stunning South Devon coastline are within easy reach, whilst the nearby A380 provides convenient access to Exeter and beyond. Bishopsteignton itself offers an excellent range of local amenities, including a village shop, public houses, primary school and scenic countryside walks, all contributing to its enduring popularity.



## DESCRIPTION

A charming and beautifully positioned two-bedroom cottage, of cob and block construction with a slate roof, offering characterful accommodation arranged over two floors and enjoying a delightful garden with a stream running through its lower reaches. The property features a welcoming sitting room with an impressive inglenook fireplace, a kitchen to the rear opening into a conservatory overlooking the garden, and a spacious family bathroom upstairs, formerly the third bedroom.

Outside, the gardens are a particular feature of the property, with a paved terrace adjoining the house providing an ideal space for outdoor dining and entertaining, beyond which lies an enchanting mature garden with a summer house and gently flowing stream, creating a wonderfully peaceful setting.

## ACCOMMODATION

Entering the property via the front door, one is welcomed into a generously proportioned sitting room, a warm and inviting space centred around a wood-burning stove, providing a particularly cosy retreat during the winter months. Next is a useful study area and from here, steps descend to the modern fitted kitchen, which in turn opens into a conservatory enjoying delightful views over the garden and providing direct access to the outside space. A ground floor bathroom is positioned just off the kitchen.

The first-floor accommodation is accessed via a staircase rising from the sitting room. To the rear of the property is a spacious double bedroom enjoying stunning views across the garden and surrounding countryside. Further along the landing is a second well-proportioned double bedroom with attractive outlooks across neighbouring fields and wildlife-rich surroundings, together with a family bathroom.

## GARDEN / PARKING

Coombe Cottage further benefits from an off-street parking space, together with additional on-road parking immediately to the front of the property. A gated side access from the parking area leads conveniently through to the rear garden.

The gardens are a true highlight of the property and will particularly appeal to those with a passion for gardening and the outdoors. Adjoining the house is an attractive patio terrace, perfectly positioned for enjoying a morning coffee, whilst the lower garden offers a wonderful sense of privacy, creating an idyllic setting for entertaining or relaxing in the evening sunshine. Backing onto neighbouring fields, the property enjoys a direct connection to the surrounding countryside, with an abundance of local wildlife regularly seen from the garden.

## SERVICES

Utilities: Mains electricity; water (metered)

Central Heating: LPG Boiler (9 years old) - gas tank

Wood burner - 10 years old

Drainage: Septic tank shared with next door; located in the next door's garden - last emptied 2026

Teignbridge District Council C

Broadband: Sky

Mobile Phone: EE

## AGENT'S NOTE

A Lawful Development Certificate has been obtained to confirm that the occupation of the house by people not employed or last employed, full time, in agricultural or forestry work is lawful and that the continued breach of the agricultural occupancy condition cannot be enforced. There is a flying freehold in the upstairs bathroom of the property - please speak with agent for more details.

## DIRECTIONS

what3words - ///idealst.botanists.latitudes



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1160 sq ft / 107.7 sq m  
 Outbuilding = 43 sq ft / 3.9 sq m  
 Total = 1203 sq ft / 111.6 sq m  
 For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1455078



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	60
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202