



Spinnacre



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Bishopsteignton, Teignmouth, Devon, TQ14 9QN

Exeter City Centre (15 miles), Exeter Airport (18 miles), Totnes (14 miles)

A quintessential Grade II Listed Devon cottage of immense character and charm, occupying a tucked away position with wonderful west-facing gardens and views towards Dartmoor.

- Grade II listed period cottage
- Detached workshop/office with potential
- Tucked away but central position
- Spacious living accommodation
- Four bedrooms
- Just under third of an acre plot
- Wraparound productive and ornamental gardens
- Delightful views towards the river and the moors
- Council Tax Band: D
- Freehold

## Offers Over £425,000

### SITUATION

The village of Bishopsteignton sits above the scenic Teign Estuary and enjoys a strong sense of community with a range of amenities including a village store, post office, doctors' surgery, public houses, churches and a well-regarded primary school. The nearby seaside town of Teignmouth (approximately 2 miles) provides a wider range of shops, restaurants, sandy beaches and a mainline railway station offering direct services to London Paddington. The cathedral city of Exeter lies about 12 miles to the north, with access via the A380 for connections across Devon and beyond.

### DESCRIPTION

A quintessential traditional Grade II Listed Devon thatched cottage of immense character and charm, possessing a large outbuilding - office/workshop with great potential, already having water and electricity installed. Wonderful ornamental and productive wraparound west-facing gardens. Occupying a tucked away position but nevertheless sitting in the heart of this thriving village, with a wide range of local amenities. Parking for up to three vehicles, with EV charger. Easy access to country walks, the beach, the moors, the South West coastline and beyond. Good connections to the nearby city of Exeter and onward via main arterial routes.



## ACCOMMODATION

From a substantial porch, a solid timber front door opens into the Sitting Room, a characterful introduction to the cottage with exposed beams and traditional latch doors leading to the principal ground floor rooms. The Sitting Room is a particularly charming reception room, centred around a large inglenook fireplace with timber lintel, traditional hearth and a bread oven, creating a warm focal point to the space. The room enjoys a pleasant outlook over the gardens and benefits from exposed ceiling timbers, wooden floors and deep window sills typical of a cottage of this age.

Adjacent is the Dining Room, offering the flexibility of another reception room featuring its own inglenook fireplace, exposed beams, wooden floors and space for a generous dining table, ideal for family gatherings and entertaining. The Kitchen has been arranged in a rustic country style, fitted with a range of traditional units and work surfaces, with space for appliances and impressive views over the surrounding gardens. The kitchen provides direct access to the outside via a stable door, allowing easy connection with the garden and terrace areas. The property is served on the ground floor by a Family Bathroom, fitted with a bath, electric shower, wash basin and WC. There is a small, useful utility area off the bathroom.

Stairs rise to the First Floor Landing, from which three Bedrooms are accessed. The Principal Bedroom enjoys attractive views across the village and countryside towards Dartmoor and provides ample space for bedroom furniture. Bedroom Two/Potential for En-suite subject to planning consent. Bedrooms Three and Four are also well proportioned and retain the cottage's character features. Throughout the property there are numerous original features including exposed beams, timber lintels, deep-set windows and traditional joinery, all contributing to the considerable charm and character of this historic cottage.

## GARDEN AND GROUNDS

The gardens form a particular feature of the property and extend to approximately 0.3 acres. They wrap around the cottage and are predominantly west-facing, enjoying an abundance of sunlight throughout the afternoon and evening. Laid out in an attractive country cottage style, the grounds include lawns, terraces and well-established vegetable, fruit trees and flower gardens, all organically maintained. Mature planting creates a wonderfully private and tranquil environment with numerous seating areas from which to enjoy the surrounding countryside. A detached annexe workshop/studio with mezzanine/loft provides excellent ancillary space and may suit a variety of uses, while a traditional linhay outbuilding with cobbled floor offers further useful storage. Driveway parking is provided within the grounds and a car charging point is available at this area.

## SERVICES

Utilities: Mains electricity, drainage and water

Heating: Herschel electric infrared panels fitted 2018. Some wall mounted convection heaters. Immersion heater for hot water.

Broadband: Fibre broadband, 1510 Mbps

EPC: E(44)

EE, Three, Vodafone and O2 mobile network available (Ofcom)

Standard, Superfast and Ultrafast broadband available (Ofcom)

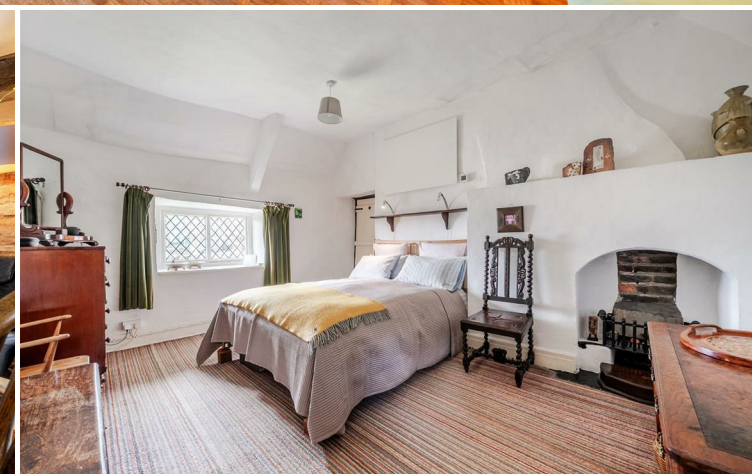
Car charging point

## AGENT'S NOTE

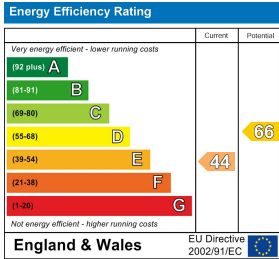
Please speak to the agent's re Environmental Matters and any covenants or rights of access

## DIRECTIONS

WHAT3WORDS - ///battle.reap.publisher



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.



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