



The Farm House, 1 Shute Court, Shute Hill, Bishopsteignton
£575,000



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Shute Hill, Bishopsteignton

An elegant and stylishly modernised Georgian residence being part of a small and select courtyard development within the heart of this sought after estuary village. Beautiful receptions, farmhouse-style kitchen/dining room, outstanding principal bedroom suite with En suite and dressing room. Two further double bedrooms and a luxury family bathroom. Many outstanding features, estuary views from the first floor, driveway parking and easy to maintain outside spaces.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Reception hall and cloakroom/WC.
- Sitting room with inglenook and log burner.
- Farmhouse style kitchen/dining room.
- Scullery and utility/boot room.
- Principal bedroom suite with dressing room and luxury en suite.
- Two further double bedrooms one with En suite WC.
- Stylish family bathroom.
- Brick paved driveway with EV charging point.
- Raised terrace, small mature garden area and courtyard.



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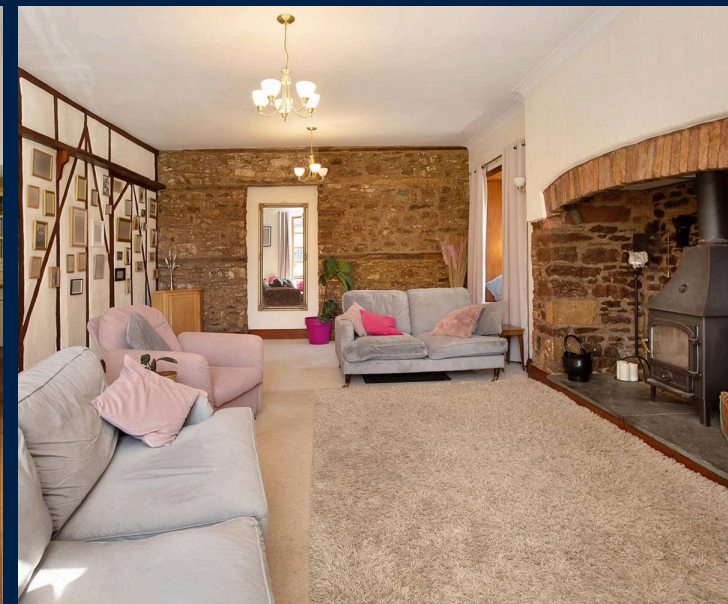
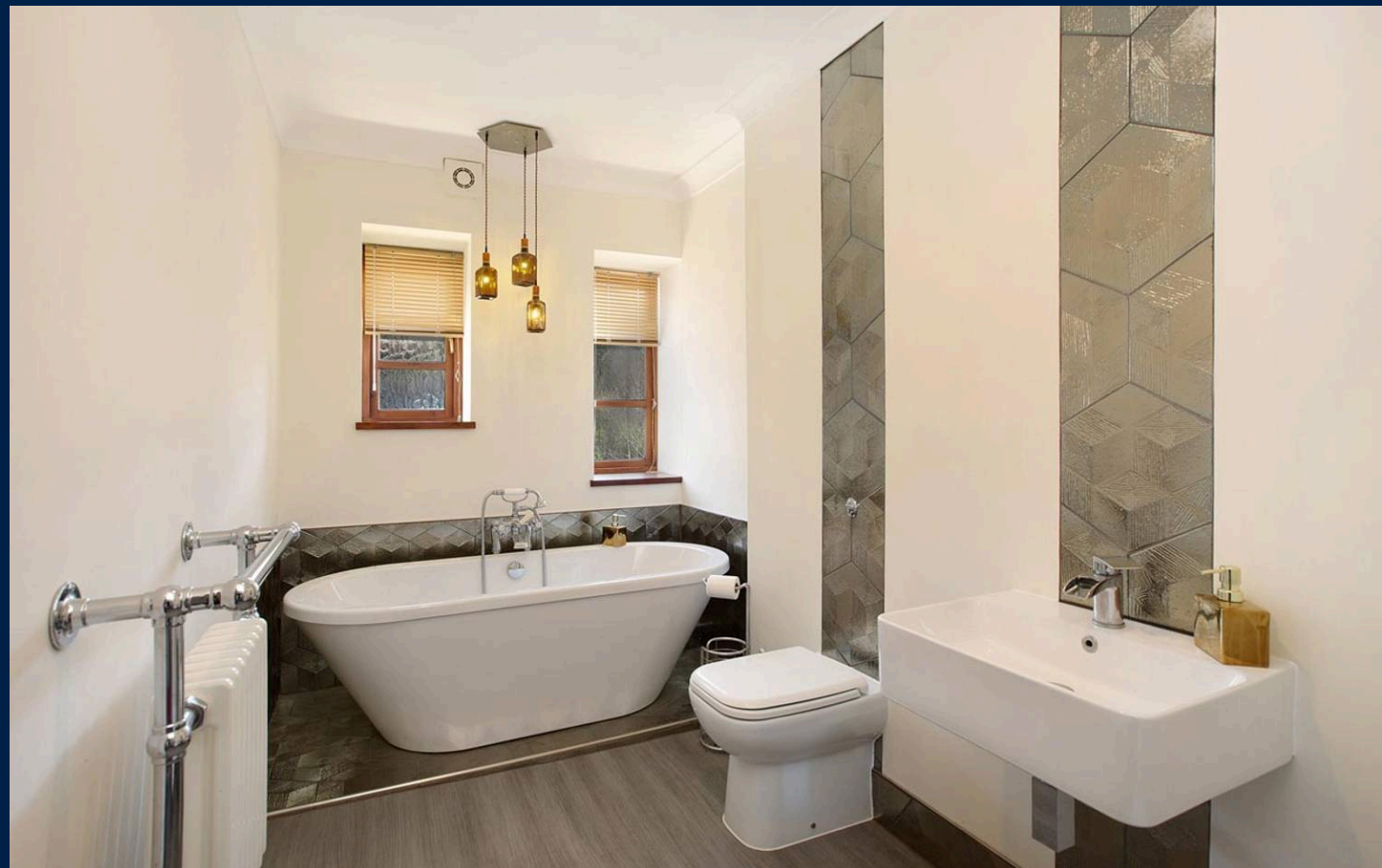
Beautiful receptions, farmhouse-style kitchen/dining room, outstanding principal bedroom suite with En suite and dressing room. Two further double bedrooms and a luxury family bathroom. Many outstanding features, estuary views from the first floor, driveway parking and easy to maintain outside spaces.

Situation

The Farm House is perfectly positioned right in the heart of the popular Teign estuary village of Bishopsteignton. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

Description

The farmhouse has classic Regency style external aesthetics with rendered elevations and a feature entrance canopy set beneath a slate tiled roof. A paved pathway leads to the timber and part double glazed entrance door with outside light beside which opens to the....





Reception Hall

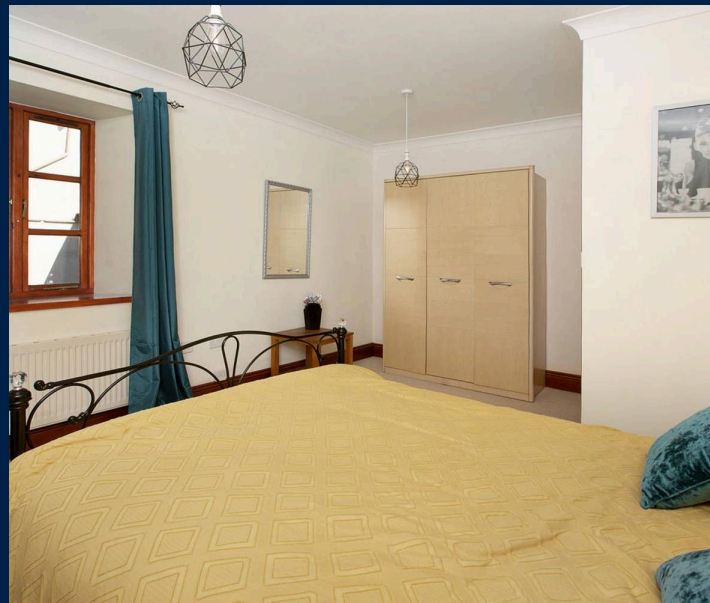
An elegant and welcoming space with feature vintage floor tiles and a high ceiling, with the high ceilings extending throughout the principal rooms. There is a radiator and a classic period style staircase rises to the first floor.

Sitting Room

The sitting room is a charming space with a feature screen style wall with exposed timber work and there is a large, front facing timber framed double glazed window with a deep sill taking in some good views over the surrounding area towards rolling countryside in the distance. Additionally, there is a classic inglenook-style fireplace with a stone and brickwork surround and a raised slate hearth upon which there is a large log burning stove. There is feature exposed stonework to one wall and a side facing double glazed window and has good views towards countryside on the fringes of the village known as the Lea and also has a panel surround and window seat.

Kitchen/Dining Room

Another characterful room with farmhouse styling and with this space providing an excellent "hub" for the house. There is oak flooring and ample space for a large farmhouse style dining table and chairs. There is a large front facing, timber framed double glazed window with a feature window seat, again taking in some good views across parts of the village towards rolling countryside in the distance. The kitchen area is fitted with a comprehensive range of classic "shaker style" units with extensive areas of timber block worksurface. There is an under mounted Butler sink, an integrated dishwasher, an integrated fridge, feature surrounds and there is a recess housing a six-ring burner range-style stove with filter and display mantle over. Spotlights to ceiling and there are two wall mounted contemporary style radiators.



Scullery

Leading off the kitchen/dining room and having a feature dresser unit, beams, timber flooring, a recess for a fridge/freezer and an open unit/wine rack. A latch and panel opens to.....

Cloakroom/WC

With timber flooring, beams, a WC and a wall mounted wash hand basin with feature surround and mixer tap. There is a contemporary style radiator, and double doors open to a large under stairs storage cupboard.

Utility/Boot Room

A good practical space with ceramic floor tiles and a fitted unit with cupboards and drawers, an area of timber worksurface with a tiled surround and an under mounted butler sink with mixer set over. There is a side facing, timber framed double glazed window over-looking the side aspect and a panel and glazed stable door opens to the outside at the rear of the property. There is also a radiator and beams.

First Floor Landing

Having a feature balustrade around the stairwell and a part vaulted ceiling with a large, double-glazed skylight providing a good degree of light. A panel door opens to the airing cupboard which has slatted shelving and also housing the lagged hot water cylinder. Feature panel doors to first floor rooms.

Bedroom One

A particularly lovely principal bedroom suite, being spacious and light with a timber frame double glazed window taking in excellent views across rooftops taking in parts of the village and a sweep of the Teign Estuary with rolling countryside beyond. There is a radiator and a feature screen style wall with beams. Panel doors open to.....



Dressing Room

An excellent feature of the property, this walk-in dressing room provides extensive storage space and has open units with shelves and hanging rails as well as a side facing double glazed window taking views towards the open courtyard. There is hinged access to the loft space and spotlights to the ceiling.

En Suite Shower Room

The stylish modern ensuite shower room is beautifully presented with feature floor tiles and there is a large open shower area with a glazed screen, dual heads and dual controls. There is a Roca wash hand basin with a de mist mirror over and a WC. Spotlights, extractor fan, ladder style radiator/towel rail and there is a timber framed double opaque glazed window.

Bedroom Two

Another spacious, light and appealing room with a timber frame double glazed window also taking in excellent views across roof tops towards parts of the Teign Estuary with parts of Combeinteignhead and rolling countryside beyond. Radiator, feature screen style wall with beams and a panel door opens to.....

Ensuite WC

Having a pedestal wash hand basin, a WC and a small radiator.

Bedroom Three

With a rear facing timber frame double glazed window taking in good views across the high reaches at the village towards Humber Down woods in the distance. There is a feature screen style wall with beams and ample space for a large wardrobe. Radiator.



Family Bathroom

Beautifully appointed with a modern three-piece suite comprising a deep, freestanding oval bath with feature surrounds and a mixer set, a WC and a wall mounted wash hand basin. There are two side facing double glazed windows, one of which takes in views across the courtyard towards countryside on the fringes of the village. There is a feature column radiator with an attached towel rail, spotlights and extract fan.

Outside

Outside to the front of the property a shared driveway approach leads into the highly appealing Shute Court development. On the far side of the shared driveway there is an area of raised garden owned by The Farm House which is well stocked with a range of mature shrubs, small trees and flowering plants. A block paved driveway with an EV car charging point and security lighting above provides parking for two vehicles. Additionally, to the front of the property a timber gate opens to a fantastic raised and approximately south facing paved terrace which is primarily enclosed by timber fencing and provides a lovely spot to sit and contemplate the surroundings. A wide paved pathway extends along the side of the property flanked by shrubs and feature stone walling and there is an outdoor hot and cold shower attachment. There is also an open log store and, outside to the rear of the property and there is an enclosed paved courtyard style garden with external store, outside lighting and with this area being primarily enclosed by timber fencing with brick pillars.

Agents Note

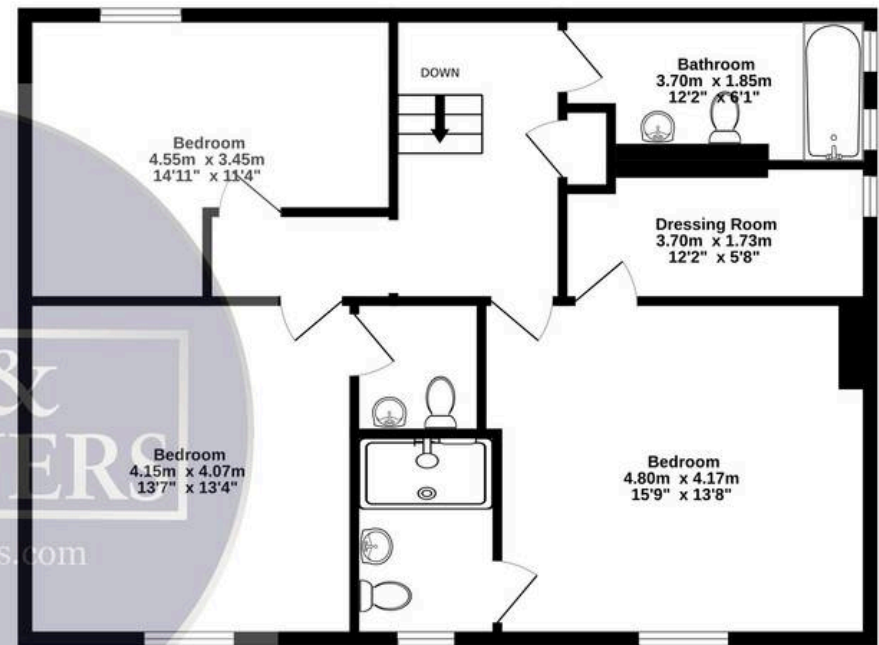
A service charge that has most recently been £80 per annum is payable to Shute Court Management for maintenance of the shared driveway.



Ground Floor
76.5 sq.m. (824 sq.ft.) approx.



1st Floor
79.5 sq.m. (855 sq.ft.) approx.



TOTAL FLOOR AREA : 156.0 sq.m. (1679 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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