

Stone Lodge, Newton Road, Bishopsteignton

£795,000 Freehold

Extended Victorian Lodge House • Five Bedrooms PLUS ANNEXE • Crafted YURT providing additional holiday letting income • Luxury Kitchen • Study and Additional Reception Rooms • Fantastic Dining/Entertaining Space • Character Period Charm and Contemporary Style Extension • Workshop and Double Garage. • Beautiful Gardens
• EPC – E

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the key to your home



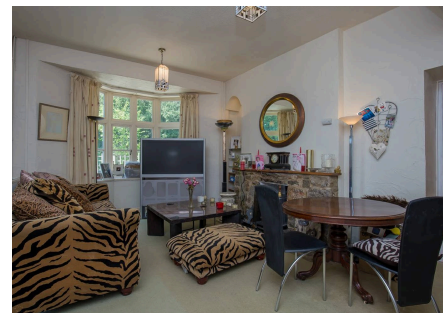
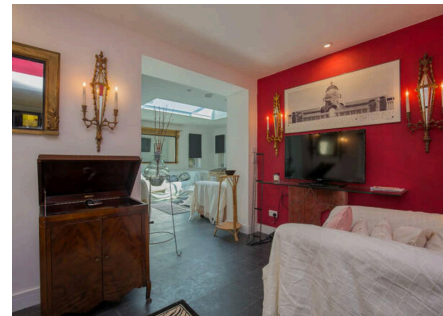
A welcoming entrance porch with retractable awning leads to the Reception Hall entrance door, having good views through multiple windows towards the estuary and rolling countryside beyond. There are double doors to a large Study, with views over the garden. A feature arch opens to the Sitting Room with bay windows, stairs to the first floor and a feature fireplace with stone surround and log-burning stove. A lobby opens to the Ground Floor Cloakroom / Shower Room. From the ground floor sitting room, you are led to the extended/refurbished part of the house being wonderfully light and free-flowing. The elegant Kitchen area has a stylish range of units with high-gloss fronts and is complimented by extensive and contrasting areas of quartz-style work surfaces together with oak block surfaces. There is clever lighting, and an expansive island unit has an inset ceramic hob with filter over. Integrated appliances include a full-height fridge and separate freezer, an oven, microwave, warming drawer and dishwasher. There is a separate Laundry Room, also being very well-equipped with a good range of units. The wonderful open-plan reception rooms wrap around the kitchen/laundry room space and comprise a Conservatory / Atrium area opening to the outside and with good views across the gardens that in turn opens to a wonderful Dining Room/Entertaining Space with feature hipped lantern skylight,

sliding-folding doors to two elevations leading onto extensive decking, creating a wonderful sense of inside/outside living. This space opens to a higher level stylish Living room with another skylight as described that in turn opens to a Snug.

The Studio is accessed from an undercover decked ramp to the rear of the house, with hot tub, shower and sitting areas, this is a well-proportioned Annex with vaulted ceiling, skylights, bay windows and en suite shower room. The Studio has its own combi boiler situated in the garage for central heating and hot water.

To the first floor the landing is set on two-levels and opens to the bedrooms and the Family Bathroom. The Master Bedroom Suite is spacious, being set on two levels with a Dressing Room area set at a lower level, being dual aspect and opening to a large En Suite Bathroom with a 5-piece suite with Jacuzzi-style bath, separate shower cubicle and bidet. Bedroom 2 enjoys good views over the gardens and beyond and opens to a further versatile dual aspect room which could provide additional bedroom space/studio with built in cupboards and window seat. Bedroom 3 is another good-sized room with some outlook and Bedroom 4 has a built in cupboard housing the boiler & hot water cylinder supplying gas-fired central heating

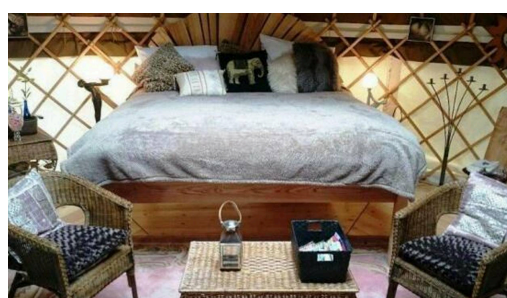
The Yurt is positioned on an additional parcel of land, which adjoins the gardens to the north. It has its own oak gated entrance from the lane which provides a wonderful setting for the beautiful Yurt, which has generated an excellent holiday let income. The yurt has a large 20ft diameter hand-made solid ash frame and raised floor, oak doors and window and is remarkably comfortable and very stylish indeed. This is near perfection for those seeking a glamping experience. There is a solid ash super king-sized bed, a solid ash insulated raised floor, a wood burner, fridge, power and lighting. There is a separate luxurious shower room adjacent to the yurt within a new summerhouse with shower, WC, Victorian-style wash hand basin, electrically heated towel rail, automatic lighting and Megaflow hot water system.



Council Tax Band F- £3,914.73 per Year.

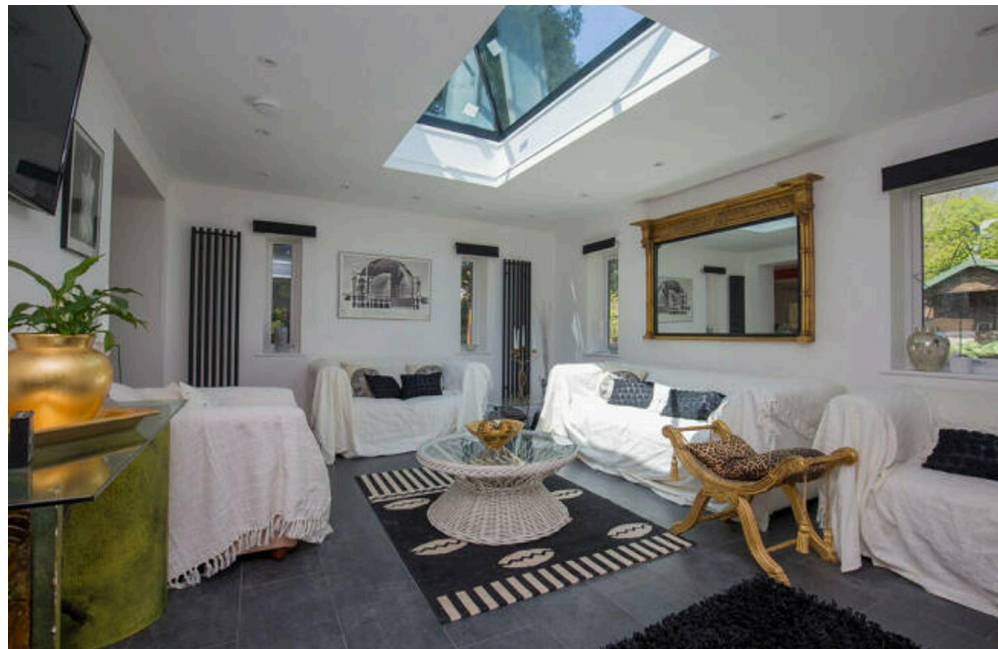
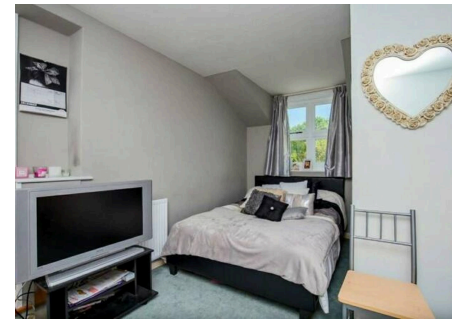
Mains Services- Gas, Electric and Water all connected.

Broadband Speed- 900 Mbps (According to OFCOM)

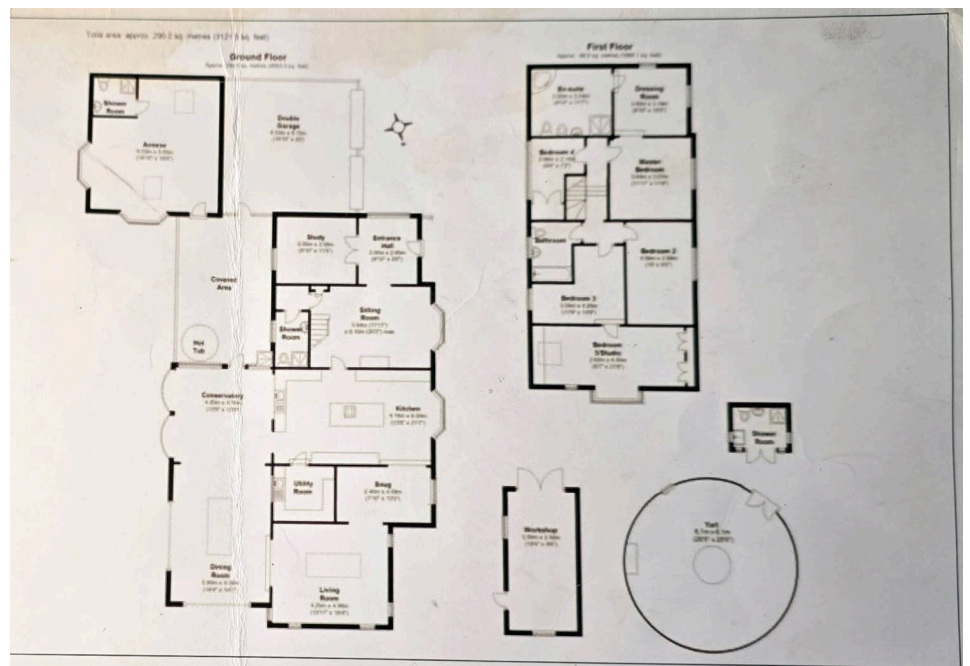
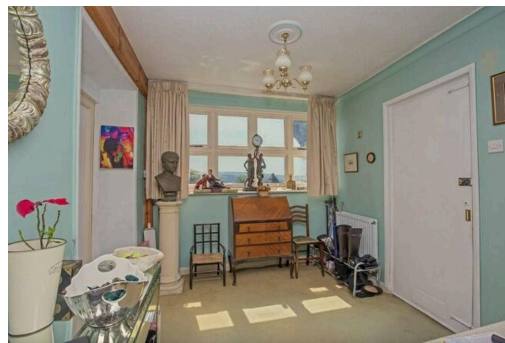


MEASUREMENTS: Entrance Hall 3.00m x 2.60m (9'10" x 8'06"), Study 3.00m x 3.58m (9'10" x 11'09"), Sitting Room 3.64m x 6.15m (11'11" x 20'02") max, Kitchen 4.16m x 6.15m (13'08" x 21'07"), Dining Room 5.90m x 4.30m (19'04" x 14'01"), Living Room 4.25m x 4.98m (13'11" x 16'04"), Snug 2.40m x 4.08m (7'10" x 13'05"), Conservatory 4.20m x 4.16m (13'09" x 13'08"), Master Bedroom 3.64m x 3.57m (11'11" x 11'09"), Bedroom 4.56m x 2.88m (15'00" x 9'05"), Bedroom 3.59m x 4.20m (11'09" x 13'09")max, Bedroom 2.86m x 2.18m (9'04" x 7'02")max, Bedroom 2.62m 6.60m (8'08" x 21'08"), Studio 6.03m x 5.65m (19'10" x 18'06"), Garage 6.03m x 6.10m (19'10" x 20'00")

The plot is bordered by a stream, adding to the wonderful sense of tranquillity, with 3 bridges over to a beautiful orchard which, while not part of the property is subject to a long-standing lease agreement with Western Power Distribution (rent charge circa £440pa).



A detached house with annexe and beautiful 20 ft garden yurt. The main house has 5 bedrooms with the character of the original lodge house. The extension is beautifully finished, owner architect-designed. Gardens, expansive parking, workshop and double garage.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	53

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82+) A	
(61-81) B	
(40-60) C	
(20-39) D	
(1-19) E	
(1-19) F	
(1-19) G	
Not environmentally friendly - higher CO ₂ emissions	
70	48

EU Directive 2002/91/EC