



The Minadab Cottage
60 Teignmouth Road | Teignmouth | Devon | TQ14 8UT



THE MINADAB COTTAGE





INTRODUCTION

Please note that whilst the property is currently run as a highly successful B&B, there is no reason why the property cannot be used as a home. If the new owners would like to continue with the B and B they can but equally, if they do not, then that is fine too. The owners are selling the property rather than selling the business.

History

Minadab Cottage was built in 1820 for Robert Benjamin Young. Young, born on the 15th September 1773 on the Isle of Man, rose through the ranks of the Royal Navy to that of commander.

During the Battle of Trafalgar, Young was given the command of HMS *Entrepenante*, a small 10-gun cutter, and charged with the duty of dispatch vessel to Admiral Nelson's HMS *Victory*. Following the battle action and subsequent death of Admiral Nelson, Young heroically acted as messenger and rescued 161 survivors by taking his little craft close to the blazing French battleship *Achille* before escaping just as the ship's magazines exploded.

According to Young, he had been given the great honour of carrying the news of the victory back to England by Admiral Nelson himself. No written record has survived of such an order and accounts can be found that, in fact, it was John Lapenotiere, commander of HMS *Pickly*, who delivered the dispatches. Other accounts record that Lord Collingwood sent Young to Faro, Portugal, with dispatches announcing the death of Nelson and the victory at Trafalgar. For this, Young received the gold medal, the thanks of Parliament, a sword of Honour from the Patriotic Fund and an honorary augmentation to his arms.

Minadab was built in the 'cottage ornee' style based on Horace Walpole's Thames-Side villa at Strawberry Hill, Twickenham. Walpole set the fashion for rural Gothic-style retreats. A number were built by active and retired colonial administrators and military men, who liked verandas, spacious lawns and the sunny climate of Devon.

Commander Young designed Minadab to resemble a ship as much as possible, the east side being the fore, and the west side the aft. The upper floor was reached by the means of a rope ladder. The round cobbled cellar has niches for the storage of rum and casks, and larger alcoves for general storage. It is said that a secret tunnel ran from the cobbled cellar to the beach, and it was means through which, many years ago, a previous owner returned home from sea unexpectedly and caught his wife with her lover!

Minadab Cottage is grade II listed – buildings under this grading are considered to be 'Nationally important and of special interest'.



STEP INSIDE

The Minadab is incredibly deceptive and although it works very well as a Bed & Breakfast and home, it would be a very comfortable home as a whole.

As soon as you enter, you'll appreciate the elegant and sympathetic décor. The dining room to the left has wood panel walls which can be seen in photographs in the National archives. The room is used for guests, but the owners frequently bring the tables together and use the space for family occasions and dinner parties. A door off the hall leads to a spacious guest bedroom with luxury en-suite with underfloor heating. A walkway through from the hall leads to a lounge area which has double doors out to the garden. The lounge area leads through to access the owners sitting room.

The Sitting room is a bright, spacious room with curved wall French doors out to the garden and two further windows. A door from here leads into the kitchen. The Kitchen has plenty of storage space, worktop and a useful island which serves as a breakfast bar and food prep area. Off the kitchen there is a door to a passageway which in turn gives access to a really useful utility/store room and downstairs cloakroom. The passageway leads to the back door for easy access to the car park and garage.

The first floor is arranged in two sections, both having their own staircase. One staircase from the entrance hall leads up to two, beautifully appointed double bedrooms, both with en-suites, one of which has underfloor heating. One room is to the front which enjoys lovely views out to sea and along the coast. On a clear day, you can even see Portland Bill! There is a third bedroom which is used as an office and craft room, but would make a lovely single bedroom, it has the benefit of a WC and basin too.

The second staircase is located next to the utility room. It leads up to the main bedroom which enjoys lovely sea views and a bright aspect. It has a spacious dressing room and luxury ensuite with underfloor heating, spa bath and separate shower. Double doors from the bedroom lead out on to a large roof terrace where the views can really be enjoyed.

Cellar – The property has a really useful cellar space accessed from the kitchen which is used as a studio for pottery and glasswork. The main section has good head height as well as lightwells which floods the space with natural daylight. From this space there is a door into further cellar space, which has restricted head height but is very useful for storage.





Current owners accommodation



Current owners accommodation



Current owners accommodation



Current owners accommodation



SELLER INSIGHT

“ We came to Teignmouth over 9 years ago looking for a lifestyle change and we found that at The Minadab Cottage. This wonderful historic home called to us from the moment we walked over the threshold. It's Grade II listed so is classified as nationally important and of special interest and we have tried to give it all the care it needed to once again become a landmark building.

We let some of our rooms out on a bed and breakfast basis which gives us great flexibility to earn an income but also to be in control of when we do or don't want to offer that facility. So many guests have told us they feel privileged to have been able to stay here.

The Minadab Cottage is only a mile from the beach and the lovely open promenade and Victorian seafront of Teignmouth. There are lots of beautiful walks along the coastal path and it's only a short drive to be on the edge of Dartmoor National Park and the wide open spaces that has to offer. The air quality is good and the water is really soft.

With the train station only a mile away the whole of the South West can be explored together with the mainline routes to London Paddington and the north. The A380/A38 is only 5 miles away providing excellent road links to the M5 and beyond. This has made it the perfect location for us as it made it easy for our friends and family to visit.

Whilst it is time for us to move on we hope that the new custodians will love this historic house as much as we do.”*

Andy and Anne

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Owners private terrace















STEP OUTSIDE

As well as the roof terrace, there are different spots to sit and enjoy, either along the veranda, on the patio or tucked away in a shady spot amongst the shrubs. The garden has established flowerbeds, and a pathway from the car parking area. The gated parking area has three spaces for guests, additional parking and plenty of turning space. The single garage has an electric roller door and plumbing for a washing machine and vent for a tumble dryer. There is also racking and a mezzanine floor for storage.

The Roof – The roof was completely re-thatched in 2014 by Paul Cook Master Thatchers of Cullompton using traditional methods. The thatch is made from water reed which is the most durable of thatching materials lasting up to 30 years. See www.paulcookmasterthatchers.co.uk for details.

Useful Information

Tenure: Freehold

Services: Mains Electric, gas, water and drainage

Heating: Gas Central Heating and some electric underfloor heating in en-suites.

Local Authority: Teignbridge District Council

Listing Information: Grade II Listed. Reference number 1096633

Land Registry Title: DN75457

Internet: Up to 73Mb available according to BT.com

Viewings: Via Joint agents, Fine & Country and Chamberlains



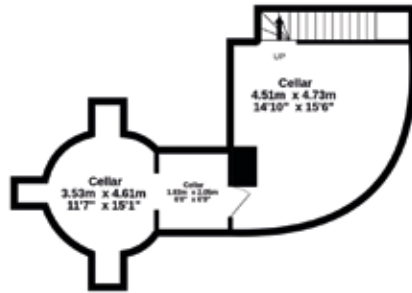
LOCATION

Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

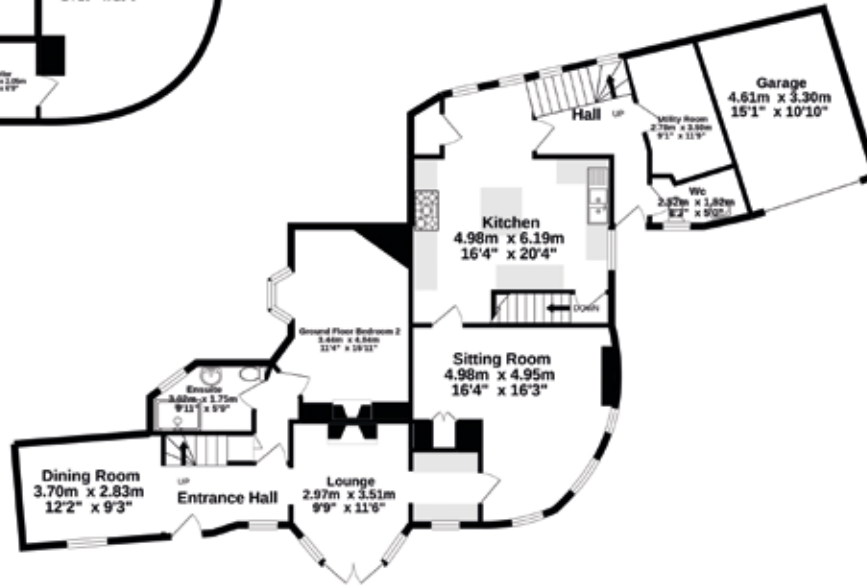




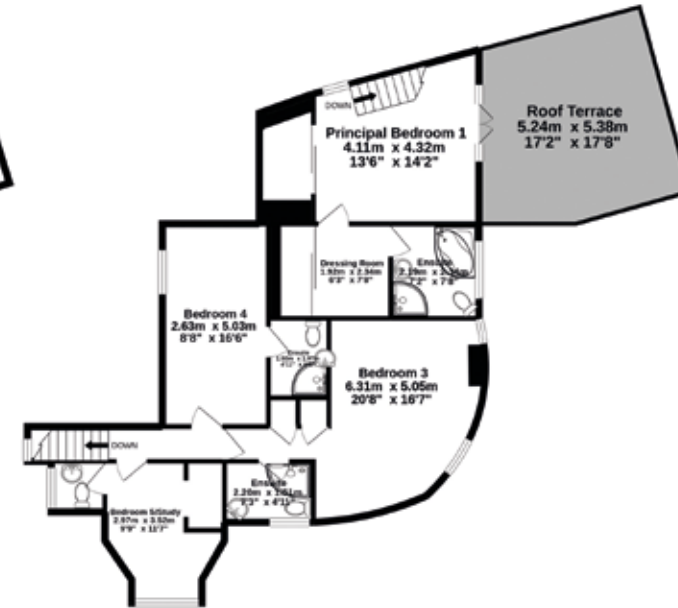
Cellar
33.8 sq.m. (364 sq.ft.) approx.



Ground Floor
123.6 sq.m. (1330 sq.ft.) approx.



1st Floor
84.8 sq.m. (913 sq.ft.) approx.



TOTAL FLOOR AREA : 242.2 sq.m. (2607 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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THE FINE & COUNTRY
FOUNDATION

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JAMES COOPER

DIRECTOR

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