



Mill Lane, Teignmouth, TQ14 9BH

Guide Price £475,000

- SPACIOUS DETACHED RESIDENCE
- FANTASTIC RIVER, ESTUARY AND SEA VIEWS
- FREE FLOWING SOUTH FACING RECEPTION ROOM, DINING ROOM
- FOUR BEDROOMS WITH EN-SUITE WC TO MAIN BEDROOM
- STUDY/BEDROOM FIVE
- GROUND FLOOR BATHROOM, UPPER FLOOR SHOWER ROOM
- GARAGE, OFF ROAD PARKING, WORKSHOP
- SOUTH FACING SUN TERRACE, GOOD SIZED GARDENS

"Whitecroft" is a spacious detached residence originally constructed in the 1920's and has been the subject of extensive renovation and refurbishment in recent years. Conveniently located standing in a slightly elevated position on the western outskirts of Teignmouth, which benefits from a mainline railway station to London, Paddington and easy access to all main commuter links and Teignmouth town centre, with Shaldon village just a short level walk away. The property boasts enviable views into the river Teign estuary taking in "The Salty", Shaldon, The Ness, Teignmouth's back beach and out to sea. Versatile spacious accommodation with free flowing reception areas with a main south facing reception, formal dining room, four bedrooms with study/bedroom five, ground floor bathroom, upper floor shower room, en-suite WC to the main bedroom, garage and off road parking, south facing sun terrace and good sized level gardens. All enjoying the spectacular views.



Property Description

uPVC obscure double glazed entrance door with corresponding arched window above into...

ENTRANCE VESTIBULE

Decorative tiled flooring, obscure glazed door through to...

ENTRANCE HALLWAY

Stairs rising to the first floor, door to store cupboard, two radiators, under stairs recess. Doors to...

RECEPTION AREA

A delightful open free-flowing reception area enjoying commanding uninterrupted views across the south facing patio and gardens into the river Teign estuary taking in the "Salty", Shaldon beach, Shaldon, The Ness, Teignmouth back beach and out to sea. This spacious triple aspect room has uPVC double glazed windows either side, a square bay window enjoying the aforementioned views, sliding patio door with outlook and access onto the patio and garden also enjoying the wonderful aspect. Brick fireplace with stone hearth and mantle, recessed display shelving with cupboards below, two radiators. Double doors leading through to a formal **DINING ROOM**, also accessed via the kitchen and hallway.

DINING ROOM

Two double glazed windows to the side aspect, radiator. Views similar to the main reception into the river Teign estuary.

KITCHEN

With range of wooden fronted cupboard and drawer base units under laminate rolled edge work surfaces with stainless steel drainer double sink unit with mixer tap over, space and plumbing for dishwasher, fitted brushed chrome electric oven, ceramic four ring hob with extractor over, attractive tiled splash backs, space for upright fridge freezer, corresponding eye level units with display shelving and glazed units, high level storage, uPVC double glazed window to rear and side aspect with uPVC double glazed door leading to a covered rear courtyard.





GROUND FLOOR BEDROOM

uPVC double glazed window to side aspect, radiator, wall hung wash hand basin.

BEDROOM/STUDY

uPVC double glazed window to side aspect, radiator.

GROUND FLOOR BATHROOM

White suite comprising low level WC, panelled handled bath with mixer tap and shower attachment over, wash hand basin set into vanity unit, obscure glazed window, part tiled walls, radiator.



Stairs rise to a dog leg landing. Door to **LINEN CUPBOARD** with slatted shelving and factory lagged hot water tank, high level window.

SHOWER ROOM

Tiled shower cubicle with glazed screen, fitted Mira shower, radiator, low level WC with concealed plumbing, wash hand basin set into mosaic tiled counter top, uPVC obscure double glazed window, wall hung electric heater, mirror fronted medicine cabinet.

Three steps up to...

MAIN LANDING

Radiator. Door to **STORE CUPBOARD** with hatch through to eaves storage. Doors to...

BEDROOM ONE

uPVC square bay window with enviable views into the river Teign estuary and beyond, two radiators, sliding doors to built in wardrobes with hanging rail, fitted shelving and high level storage over. Door to...

EN-SUITE WC

Radiator, low level WC, pedestal wash hand basin, fitted extractor.



BEDROOM TWO

Dual aspect with uPVC double glazed window to side aspect and uPVC double glazed picture window enjoying similar views to bedroom one, radiator, door to built in wardrobe.

BEDROOM THREE

uPVC double glazed window to side aspect, radiator.

From the kitchen, a door leads to a **REAR COVERED COURTYARD** with doors to...

UTILITY ROOM

Wall mounted Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, base units under work surfaces with double stainless steel sink with mixer tap over, space for automatic washing machine, further appliance spaces, window to side aspect, obscure glazed door through to...

WORKSHOP

Fitted shelving, work bench, base units, window to side aspect, power and lighting.

EXTERNAL STORE/WORKSHOP

From the courtyard there are double doors to a further workshop/external store with power, lighting and fitted shelving.

AGENTS NOTE

The utility and two workshops make an ideal home office/work space.

From the courtyard there is a gated to the main entrance and the **PARKING AREA**. Courtesy lighting. Outside water tap.

"Whitecroft" has a gated pedestrian access from Mill Lane with steps leading to the entrance and patio and there is vehicular access via Milford Close.

"Whitecroft" has well established and well tended hedgerow borders offering a high degree of privacy to

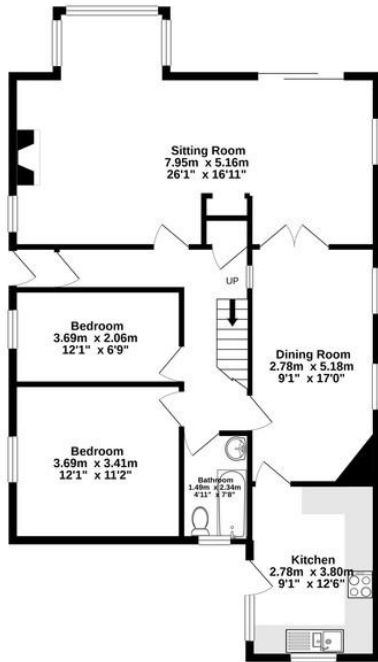
the gardens. The appealing south facing gardens accessed from the main reception onto a paved patio with **SUN TERRACE** which enjoys the superb estuary and sea views. From the terrace a short flight of steps lead down to a formal lawn with mature trees and to the head of the garden is a level area ideally suited for the placement of a summer house/studio with direct views into the river Teign estuary. From the main lawn, stairs descend to a lower garden, completely enclosed with a retained wall and natural hedgerow borders with complete privacy and seclusion which enjoys the passage of the sun throughout the day. From the terrace a side path gives access to a side garden with a variety of evergreens and leading to a gated access to the parking area. Further outside water tap. The vehicular access, via Milford Close, leads to a **DETACHED GARAGE**. In addition to the garage there is a paved area of hardstanding providing additional **PARKING** to the property, with access to the utility/workshops. Potential to provide further terrace/seating area with views of the river Teign estuary, The Ness and out to sea.

DETACHED GARAGE

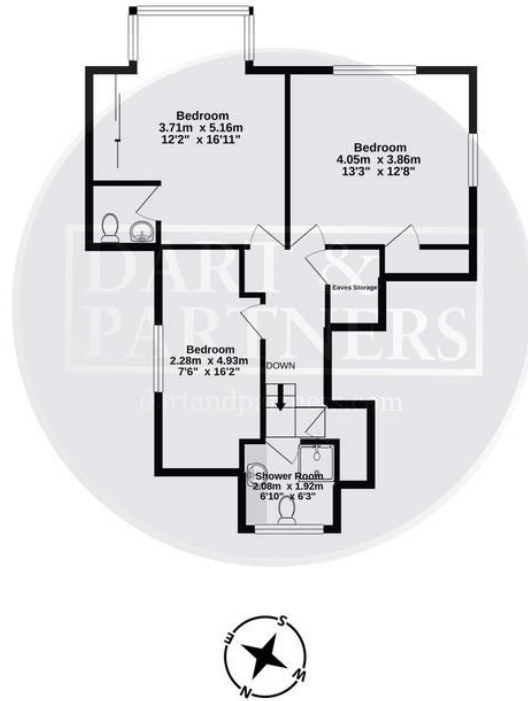
Larger than average garage with a roller door, window to rear.



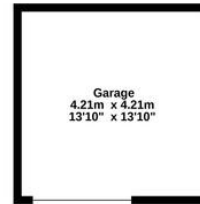
Ground Floor
90.1 sq.m. (970 sq.ft.) approx.



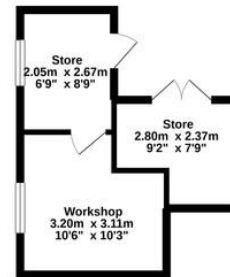
1st Floor
61.4 sq.m. (661 sq.ft.) approx.



Garage
17.8 sq.m. (191 sq.ft.) approx.



Outbuildings
20.2 sq.m. (217 sq.ft.) approx.



TOTAL FLOOR AREA : 189.4 sq.m. (2039 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements