



- A BEAUTIFUL CHAPEL CONVERSION CLOSE TO A LINK TO LONDON PADDINGTON IN 2.5 HOURS!
- MANY OUTSTANDING FEATURES THROUGHOUT
- OPEN PLAN RECEPTION WITH POLISHED LIMESTONE FLOOR TILES
- EXCELLENT BESPOKE KITCHEN, GRANITE WORK SURFACES, NUMEROUS INTEGRATED APPLIANCES
- 4/5 BEDROOMS, INCLUDING MASTER SUITE WITH LUXURY EN SUITE AND DRESSING ROOM
- UTILITY/BOOT ROOM, STUDY AND BATH AND SHOWER ROOMS WITH DESIGNER SUITES
- ATTRACTIVE COURTYARD AND TWO PARKING SPACES AVAILABLE BY NEGOTIATION
- CLOSE TO THE HEART OF DESIRABLE SHALDON AND THE BEACH!

Fore Street, Shaldon, TQ14 0DE

Guide Price £865,000

An exceptional chapel conversion of over 2600 SQUARE FEET with exquisite finishes and features and a "B" EPC rating set within around 300 YARDS OF THE BEACH! 2 PARKING SPACES AVAILABLE BY NEGOTIATION. Open-plan reception with bespoke kitchen, vaulted ceilings and arched windows. Master bedroom with en suite and dressing room. 3/4 further bedrooms, study and utility. Courtyard. CLOSE TO VILLAGE AMENITIES.



Property Description

LOCATION

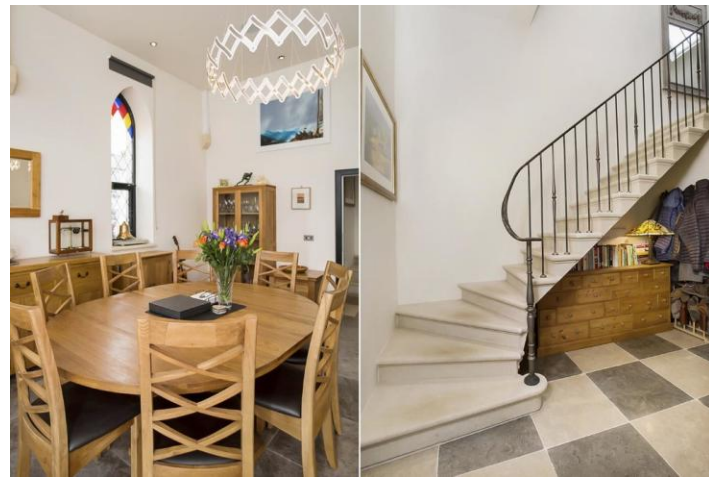
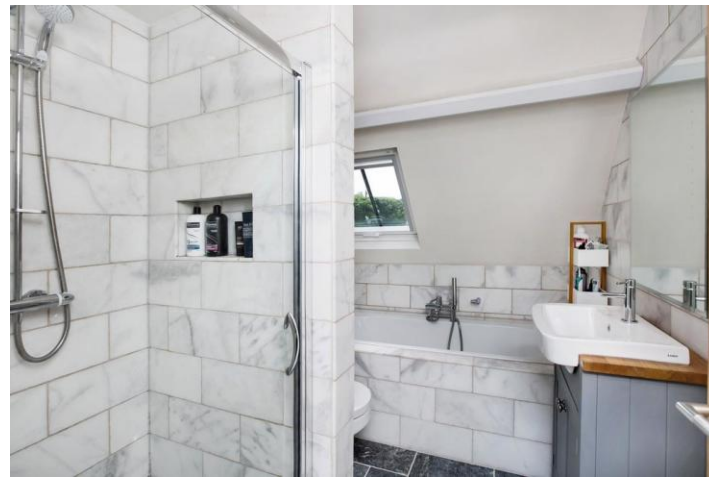
The Chapter House is set close to the heart of ever popular Shaldon, just a short stroll away from the nearby estuary-side beaches, as well as all the wonderful amenities that ever-popular Shaldon has to offer. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with a classic Georgian crescent, a large supermarket and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

The Chapter House is an exquisitely finished conversion with outstanding detailing throughout. The original building dates to the 1860's, having formally been a chapel with the ecclesiastical styling evident throughout.

From Fore Street feature gates open to the ENTRANCE COURTYARD, laid to brick paving with feature steel balustrades and dressed stonework. High Gothic arched double oak entrance doors with pewter-style handles and a secure entry system open to a VESTIBULE, that in turn opens to the truly outstanding open-plan RECEPTION/LIVING SPACE. With a high vaulted ceiling and numerous UPVC double glazed leaded-light and coloured glass high arched windows. Large polished limestone floor tiles extend throughout this exceptional area and there is underfloor heating. The high quality BESPOKE, HAND-CRAFTED kitchen complements the space perfectly with numerous cupboards and drawers, a large butler sink and two separate extensive areas of polished granite work surface. High quality Siemens integrated appliances include two ovens and a halogen hob with gas rings beside. There are also two integrated fridges and two separate freezers, a microwave/combination oven and steam/combination oven.

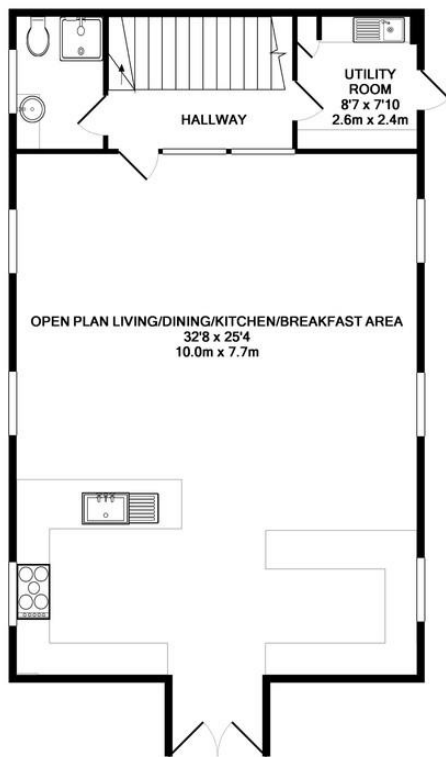
The SITTING/DINING AREA is an excellent space, perfect for entertaining and has a gas log-burning effect stove in the sitting area.



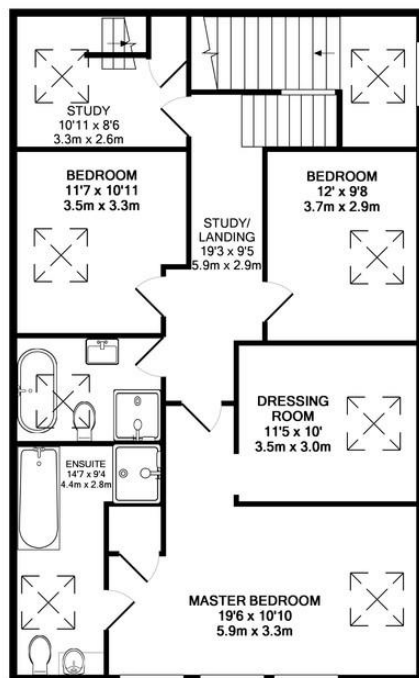
There are multiple recessed spotlights to the ceiling along with speakers and various feature light fittings. From the reception space a glazed door with large glazed panels beside leads to an attractive INNER HALLWAY/LOBBY AREA that has a wonderful turning Portland stone staircase with a feature steel balustrade rising to the first floor. This area also has limestone floor tiles and an understairs area for the placement of a sideboard and having coat hooks etc. Beautiful oak panel and latch doors open to the remaining ground floor rooms. The GROUND FLOOR SHOWER ROOM has a vaulted ceiling, limestone floor tiles and a luxury designer suite comprising of a unit with oak surface, a cupboard beneath and a circular stone wash hand basin with mixer tap over. There is a shower cubicle with beautiful marble tiling, twin shower attachments and a WC. There are spotlights and an extractor fan to the ceiling and a UPVC double glazed Gothic arch window. The UTILITY/BOOT ROOM is a good practical space, also with limestone floor tiles and fitted units with numerous cupboards and drawers and areas of high quality work surface with under surface space and plumbing for a washing machine as well as a further appliance space and spotlights. An oak door opens to a pleasant SIDE COURTYARD AREA with slate tiling and glass screening, along with outside lighting.

There is a mezzanine landing with high vaulted ceiling and further landings above with spotlights and Velux style windows. There is a Valiant wall mounted boiler in this area supplying full underfloor heating to the ground floor and supplying the radiators to the upper floors. The FIRST FLOOR LANDING is another light and lovely space with oak panel doors to the principal first floor rooms. The MASTER BEDROOM SUITE is approached by way of a lobby that opens to a really good sized walk-in DRESSING ROOM with Velux window, spotlights and high-level shelving. The main BEDROOM SPACE compliments this stunning suite of rooms with a vaulted ceiling and UPVC double glazed leaded light high arched windows, along with a side facing Velux. An oak door opens to the airing cupboard with the large hot water cylinder and a further oak door opens to the stunning and luxurious EN-SUITE BATHROOM, with lime stone floor tiles and full height marble tiling to the walls. The designer suite comprises of a deep panel bath with mixer set and marble tiled panels. A recessed marble tiled shower cubicle has dual shower heads and there is a built-in unit with an area of oak surface with inset wash hand basin extending to a WC. There are spotlights, wall lights, a ladder-style radiator/towel rail and a side-facing Velux window takes in the street scene.

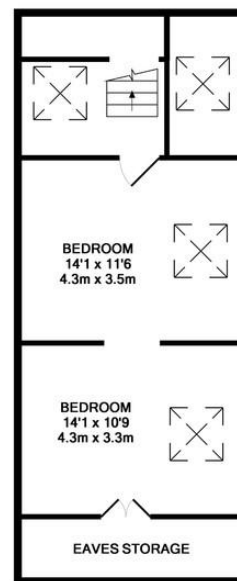
Also leading off the first floor landing are BEDROOMS 2 and 3, both attractive double bedrooms with spotlights to the ceilings and Velux



GROUND FLOOR
APPROX. FLOOR
AREA 1073 SQ.FT.
(99.7 SQ.M.)



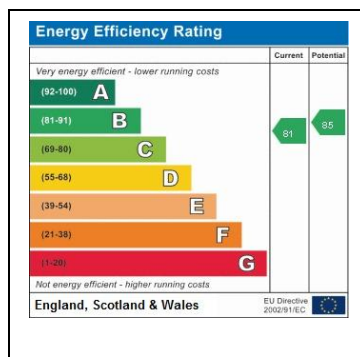
1ST FLOOR
APPROX. FLOOR
AREA 1041 SQ.FT.
(96.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2611 SQ.FT. (242.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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style windows. The FAMILY BATHROOM is similarly dressed to the aforementioned en-suite with wonderful limestone floor and marble tiling to the walls and a designer suite comprising of a deep bath with mixer set and marble tiled panel. There also a unit with a wash hand basin set into an area of oak work surface with cupboard below and a WC, a ladder style radiator/towel rail and spotlights. Additionally there is a recessed marble tiled shower cubicle with dual shower heads.

The STUDY/LOBBY AREA is a useful light and airy home-working space with Velux style window with an integrated blind and turning stairs with oak and glass balustrade rise to the SECOND FLOOR with an under stairs cupboard. At second floor level there is a superb galleried landing area, where one can look through Velux style windows on either side taking in roof top views towards Dartmoor in the west and towards the higher parts of Teignmouth in the east. There are feature oak handrails with glazed balustrades below. Also at second floor level there are an attractive inter-connecting suite of two rooms, providing an excellent BEDROOM and DRESSING ROOM space with exposed timber beams and Velux windows with integrated blinds enjoying roof top views, as well as spotlights and an opening to a large attic space providing good storage.

OUTSIDE

The Chapter House has beautiful external aesthetics with dressed stone work elevations beneath a tiled roof and is surrounded by brick paved courtyard areas with block paving and low-level dressed stone work with a feature galvanised steel balustrade. There is an irrigation system which serves various plant pots placed around the property and there is a ramped paved area providing a small outdoor storage space. There are two external power points.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band F



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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