



- A SUBSTANTIAL EXTENDED 1920'S-BUILT DETACHED RESIDENCE
- LARGE SWEEPING GARDENS AND LAWNS WITH THE PLOT EXTENDING TO AROUND HALF AN ACRE
- SOME VIEWS TOWARDS THE ESTUARY AND BEYOND
- STYLISH, FREE-FLOWING LOUNGE AND DINING AREAS AND LUXURY KITCHEN
- FOUR GROUND FLOOR BEDROOMS (TWO EN-SUITE, ONE USED AS A DRESSING ROOM)
- FIRST FLOOR BEDROOM FIVE/STUDY
- FURTHER BATH AND SHOWER ROOMS
- GATED APPROACH TO EXTENSIVE BRICK PAVED DRIVEWAY

Newton Road, Bishopsteignton, TQ14 9PN

£795,000

A substantial, south-facing 1920's-built property with predominantly single-level accommodation and sweeping gardens and grounds, with the plot extending to around half an acre. Free-flowing receptions opening to luxury kitchen, sitting room and five bedrooms (two with en-suites and one used as a dressing room). Bath and shower rooms, estuary views, extensive driveway parking and large garage.



## Property Description

### LOCATION

"The Studio," 32 Newton Road occupies a predominantly level plot on the fringes of this sought-after estuary village. A nearby footpath provides pedestrian access to the estuary foreshore. 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

Originally built in 1928 "The Studio," 32 Newton Road is an attractive property with brick elevations, steep roof pitches and feature hexagonal chimney stacks. The property has been extended and much improved in recent years and offers expansive accommodation predominantly set on one level. An entrance porch opens to a spacious and welcoming reception hall with engineered oak flooring, which extends through much of the ground floor. The free-flowing lounge, dining and kitchen areas provide particularly lovely entertaining



spaces with the kitchen area being stylish, having "state of the art" fittings and appliances. The spacious sitting room has views towards the estuary and beyond, as do most of the windows on the front elevation of the house. The principal bedroom suite has a good quality en-suite shower room and there are three further bedrooms at ground floor level, one of which also has an en-suite. Also at ground floor level there is a well-equipped large utility/boot room, as well as a modern family shower room leading off the reception hall. At first floor level there is a useful study/bedroom five and a four-piece bathroom, making this property easily large enough to accommodate a family. To the outside the mature and predominantly south-facing gardens extend to around half an acre and comprise sweeping lawns with various feature paved areas, a productive vegetable garden and a feature entertaining area with pergola. There are also a good range of timber sheds and outbuildings. A relatively recently laid brick paved driveway provides parking for a number of vehicles and there is a large garage with eaves storage space and a store at the rear.

### ENTRANCE PORCH

With feature brick work and a double glazed inner door with matching side panels opens to the...

### RECEPTION HALL

The reception hall is a spacious, bright and welcoming space with coving to the ceiling, a central rose and engineered oak flooring. Radiator and stairs with an under stairs cupboard rise to the upper floor.

### FREE FLOWING KITCHEN/DINING ROOM/LOUNGE

A particularly lovely room, largely sitting in the extended part of the house and something of a "showpiece" for the property with engineered oak flooring extending

throughout these spaces. Within the LOUNGE AREA there is a feature fireplace with marble surround and an inset log-effect living flame gas fire. This space free-flows to the DINING AREA, combining to create fantastic entertaining space with space for a large table and chairs. A side facing uPVC double glazed window overlooks the garden and uPVC double glazed French doors open to the back garden, creating a lovely sense of inside/outside living. The elegant KITCHEN comprises a fantastic range of floor and wall mounted units with a feature island unit and there are extensive areas of quartz work surface with shadow gap and concealed lighting below. There is an under-mounted, one and a quarter bowl composite sink with mixer tap. Integrated appliances include an AEG induction hob with down drafter, an AEG dishwasher, a full-height fridge, a full-height freezer and two Bosch ovens. Within the kitchen a uPVC double glazed window overlooks the sweeping back garden, there is a large skylight and spotlights. Radiator.

#### UTILITY/BOOT ROOM

Another fantastic space, great for the practicalities of day to day living, also with engineered oak flooring and a good quality range of floor and wall mounted units comprising numerous cupboards and drawers and areas of marble-effect roll edge work surface, having a single drainer stainless steel sink unit with mixer tap. Side and rear facing uPVC double glazed windows, skylight and a uPVC double glazed stable door opens to the outside. Full height pantry cupboard/wine rack and double doors open to a large airing cupboard with slatted shelving, central heating boiler and large Gledhill hot water cylinder.

#### SITTING ROOM

An appealing room with a south facing uPVC double glazed window overlooking the sweeping front lawn and having good views over the surrounding area towards

the estuary, Shaldon and the hills above the river Teign. Coving to ceiling with central rose. Two radiators.

#### BEDROOM ONE

A good principal bedroom suite with a front facing uPVC double glazed bay window having fantastic south facing views across the sweeping front lawn towards the Teign estuary and the rolling hills above. Space for large wardrobe and coving to ceiling. Radiator and panel door to...

#### EN-SUITE SHOWER ROOM

A well appointed en-suite with a three piece suite, comprising a large shower cubicle with marble effect surrounds and shower with dual controls, a vanity unit with inset wash hand basin, mirrored medicine cabinet above and cupboard beneath and a WC. Side facing uPVC opaque double glazed window, ladder style radiator/towel rail and wall mounted cupboards.

#### BEDROOM TWO

Another double bedroom with a front facing uPVC double glazed bay window also having south facing views across the sweeping front lawn towards the estuary and beyond, radiator and coving to ceiling with central rose.

#### FAMILY SHOWER ROOM

Leading off the reception hall with a modern three piece suite comprising a shower cubicle with glazed screens and shower with dual controls, vanity unit with wash hand basin, mixer tap, cupboard beneath and mirrored medicine cabinet over and WC. Storage recess with shelves and ladder style radiator/towel rail.

#### LOBBY

Leading off the sitting room and approached by way of feature glazed doors with timber frames there is a lobby giving access to a further two ground floor bedrooms

with coving to ceiling and panel doors to...

#### BEDROOM THREE

Another attractive room set in the west wing of the house with a front facing uPVC double glazed window overlooking the front lawn and having views towards the estuary beyond. Radiator and panel door to...

#### EN-SUITE SHOWER ROOM

With a three piece suite comprising a tiled shower cubicle with electric shower, a pedestal wash hand basin and a WC. Medicine cabinet, shaver light, cupboard and a side facing uPVC opaque double glazed window.

#### BEDROOM FOUR/DRESSING ROOM

A good sized double bedroom with uPVC double glazed French doors opening to an under cover area at the rear. There is a fantastic range of luxury built-in bedroom furniture with wardrobes, a large dressing table, chests of drawers and open shelves etc. Radiator.

#### FIRST FLOOR LANDING

With a textured ceiling, door to eaves storage space and a small gable window above the stairwell.

#### BEDROOM FIVE/STUDY

With sloping textured ceilings, front facing uPVC double glazed window with good views towards the estuary and rolling countryside beyond, ample space for desk and office furniture.

#### FIRST FLOOR BATHROOM

Generously proportioned with a front facing uPVC double glazed window, also having good views towards the estuary and beyond. There is a three piece suite comprising a corner bath with a tiled surround, a pedestal wash hand basin with glass shelf over, a WC

and a tiled shower cubicle with electric shower. There is a cupboard and drawers set into the eaves space, a further cupboard with area of surface and shaver light above. Radiator.

## OUTSIDE

"The Studio" benefits from a predominantly south facing plot of around half an acre. Feature timber gates open from the road to the recently laid brick-paved driveway, which provides parking for a number of vehicles. Beside this the south-facing front garden comprises sweeping lawns with various mature inset shrubs and trees with pines, pampas, cherry and apple trees. The front garden has banking and gabion baskets on the boundary with the road and is largely enclosed by fencing and hedging. There is a rustic granite picnic table and, to the side of the property an area of garden has been beautifully laid out with feature brick paving, having a pergola over providing a good spot for outdoor entertaining and there are two large timber sheds. The rear garden has been extensively worked on in recent years, and also provides a mature sweeping lawn with various inset shrubs and mature trees. There is a paved area and a canopied area immediately behind the property. Additionally there is a cane fruit cage with raised vegetable planters and an outside store. Additionally leading off the driveway there is a large GARAGE with metal up and over door, eaves storage space, power and light and a further attached timber store at the rear.

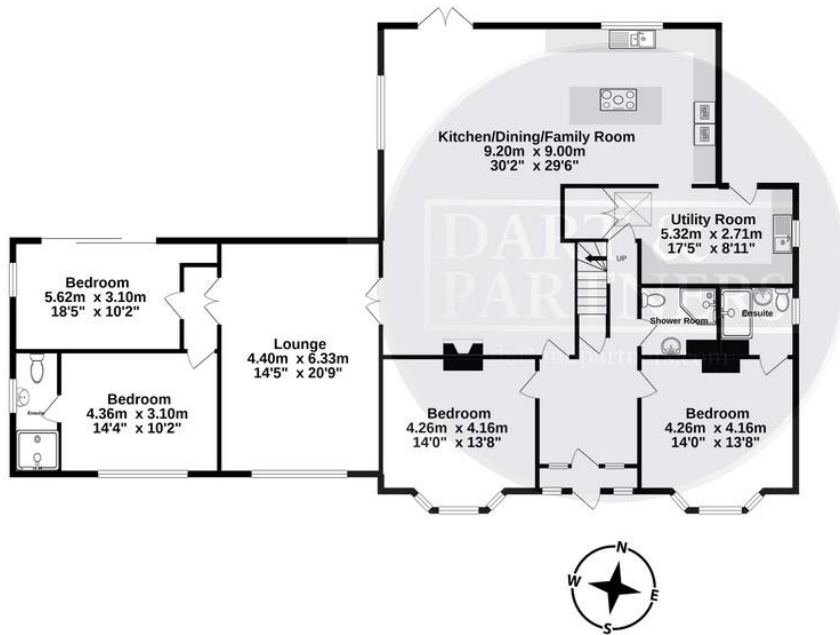
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band F

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Ground Floor  
197.5 sq.m. (2125 sq.ft.) approx.



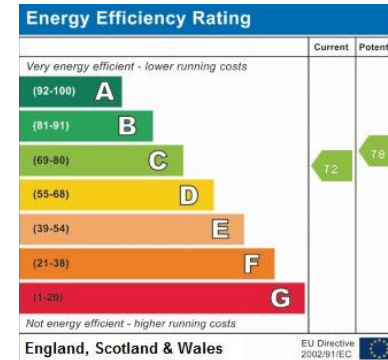
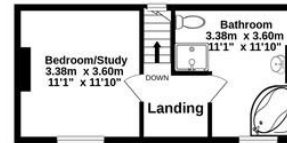
**TOTAL FLOOR AREA : 255.9 sq.m. (2755 sq.ft.) approx.**

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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Garage  
31.6 sq.m. (340 sq.ft.) approx.



1st Floor  
26.9 sq.m. (289 sq.ft.) approx.



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