



- AN ELEGANT, DETACHED PROPERTY WITH GEORGIAN STYLING SET IN A COMMANDING POSITION
- SET ON THE HILLS ABOVE THE TOWN
- SURROUNDED BY MEADOWS AND OFFERING TRULY OUTSTANDING VIEWS
- EXPANSIVE ACCOMMODATION WITH WONDERFUL UPPER FLOOR RECEPTION ROOMS
- SUMPTUOUS BEDROOM SUITES
- LARGE DESIGNER KITCHEN WITH LUXURY FITMENTS AND UTILITY/BOOT ROOM
- WONDERFUL GARDENS AND GROUNDS
- WITH LANDSCAPED TERRACES, SWEEPING LAWNS, MEADOW AND WOODLAND
- GATED APPROACH, SWEEPING DRIVEWAY, DOUBLE GARAGE
- EXTERNAL STORES AND PARKING FOR NUMEROUS VEHICLES

Higher Exeter Road, Teignmouth, TQ14 9PA £2,000,000

Buddleford House

An imposing detached residence being one of the most “eye catching” properties in the area with outstanding coastal views and south-facing gardens of over an acre. Comprehensively refurbished in recent years with elegant, “state of the art” fitments, professionally created interiors and landscaped terraces and gardens.



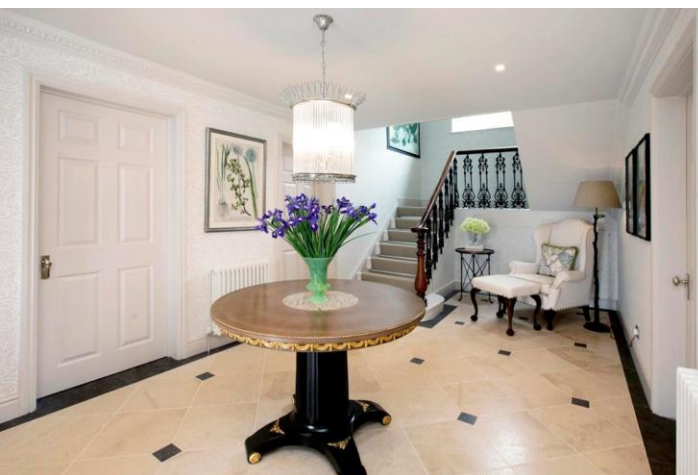
Property Description

LOCATION

Buddleford House is set in an enviable position on a south-facing hillside above and on the fringes of the popular seaside town of Teignmouth. There is an 18-hole golf course nearby, along with pleasant foot and bridle paths at Little Haldon. The house is set around 1.5 miles from the town centre of Teignmouth, which is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with two supermarkets. There is also a modern theatre and a bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington in just over 2.5 hours. Buddleford House is just under four miles from the junction to the A380 via the B3192, making for quick access to the A38 and the M5, offering an easy commute to Exeter and beyond.

DESCRIPTION

Buddleford House is a beautiful and imposing detached residence with Georgian external styling. Externally beautiful, the house has rendered elevations beneath a tiled roof, climbing wisterias, and a portico on the front elevation. The property was built in the mid 1980's by a developer for his own occupation and has outstanding accommodation arranged over three-levels. There are wonderful views from the principal rooms and outside





spaces, across the sweeping grounds towards the surrounding countryside, the Teign Estuary and coastline beyond, taking in coastal various features including The Ness and Thatcher's Rock. The property has been refurbished in recent years to exacting standards and was featured in the interior design publication "25 Beautiful Homes" published in February 2020. The many features include high ceilings, large windows and a grand antique mahogany stair handrail and wrought iron balustrades. The interior design was carried out by Chameleon Interiors of Cardiff, who are well known in the industry:

www.chameleoninteriors.com. The original light and switch plate covers have been replaced with chrome units and light dimmers fitted where appropriate and all original brass effect door handles have been replaced with chrome units. Much of the furniture in the house can be included in the sale by separate negotiation with the furniture, light fittings, curtain fabrics, floor coverings, paint and wallpaper all having been sourced from high end established brands, typically via Chelsea Harbour Design Centre.

The ground floor is accessed via a new double-leaf front door, manufactured from Accoya (A form of pine which does not rot or distort) and the inner vestibule opens to the lower hallway, which has been re-laid with stunning limestone floor tiles and cabochons, supplied and fitted by Devon Stone. The fabulous reception hall opens to three spacious En-suite bedrooms with luxury bath/shower suites and there is also a comfortable guest lounge on this level. Services are in place to convert this lounge into a further en suite bedroom if required.

The grand staircase rises to the first-floor accommodation, which has the formal sitting room, a

wonderful triple aspect space with newly fitted French windows opening to the outside, and a feature fireplace with a high efficiency log burning fire. The dining room and snug are also set on this level and provide lovely additional entertaining spaces, with the dining room having a feature marble fireplace with gas fire and the snug also has a feature fireplace with limestone surround. There is also a large study, which has been renovated and free flows to the kitchen space. These reception rooms and the study all benefit from the spectacular coastal views.

The outstanding kitchen has good westerly views towards Dartmoor and has been completely redesigned and installed by Avant Garde of Cardiff. Cooking appliances are by Wolf Subzero, including an oversize fan assisted oven, a combi steam oven, a microwave and a warming draw. The stand-alone fridge/freezer is also by Wolf Subzero and forms part of the kitchen's range of appliances. The kitchen French doors have been replaced and the ceiling lighting reconfigured to give both spotlights and a feature pendant fitting over the dining table. The central island contains the Wolf Subzero induction hob, a prep sink and a Quooker boiling water tap as well as a new extractor unit which sits above the hob. The kitchen units are by Stonehouse (The royal warrant holders.) There is a snug area within the kitchen space and Amtico flooring has been fitted throughout. The kitchen opens to a useful large utility room/boot room, which has a range of storage units together with a sink and the floor has been recently laid to ceramic tiles. The utility room is plumbed for a washing machine and there is space for a tumble drier. Additionally new lighting has been installed.

The upper floor of the house comprises a stunning suite of rooms that have been completely remodelled. The large principal bedroom is set on this level and has been partitioned to give a small sitting room adjacent to

the main bedroom. This sitting room opens to the dressing room, which has bespoke hand-made wardrobes along with cupboards and drawer units, with the drawer units having been constructed to give the maximum depth and there are elegant marble dressing table surfaces. The wardrobes and drawers also have internal lighting. The dressing room opens to the stylish bathroom, which has been extensively modernised using designs provided by local designers Sapphire Spaces. This includes a double vanity unit, a walk-in shower and a cast iron 'ball and claw' bath. The lighting system has been modified to give the choice of selecting ceiling, wall, or mood lighting. Both the dressing room and the principal bathroom have motion detecting light systems, which give low level illumination at night if required. Leading off the bathroom is the box room, which is in good decorative order, and is useful for storage etc.

The house has an efficient central heating system that can be split into three zones as well as the hot water system to the upper and lower zones which gives a more efficient use of energy. Accessed externally, there is an under-house workshop, where the boiler and pipe manifold systems are located. The original gravity hot water system has been upgraded to use circulation pumps for improved water pressure.

THE GARDENS AND GROUNDS

Buddleford House has wonderful, predominantly south-facing gardens and grounds with the plot extending to over an acre. The sweeping driveway has been re-laid to tarmac and is accessed via newly fitted remotely controlled electric gates. The lower driveway is illuminated during darkness by a daylight sensing light system. There are motion controlled security lights around the house and CCTV is installed. The house has been externally renovated, with all roof gutters and

down pipes having been replaced and new fascias fitted. The area immediately behind the house has had a new patio and terraced gardens, beautifully and professionally laid and a stunning water feature installed. The area of garden beyond this, on the northern section rises to a gazebo, with this expanse of garden being laid to perennial flowers and shrubs. A large section of the garden is laid to meadow and woodland and an orchard has been planted to provide fruit during the season. Additionally, there are vegetable and flower gardens adding an element of self-sufficiency in seasonal fruit, vegetables and cut flowers.

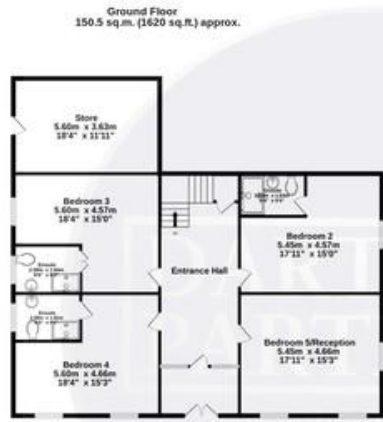
THE GARAGE AND OUTBUILDINGS

The large double garage has been refitted with electric doors and a new mezzanine floor has been created to provide additional storage space, which is accessed via a fitted ladder. The garage has internal lighting and a number of 13 amp sockets. Other outbuildings include a storage shed, with light and power, a greenhouse and the aforementioned gazebo, both fitted with power sockets and with the gazebo being a wonderful space to contemplate the wonderful coastal views and the rural surroundings. An additional compound has been created in order to store felled timber for use in the log burner, dry log stores and compost bins for garden compost and mulch.

MATERIAL INFORMATION - Subject to legal verification

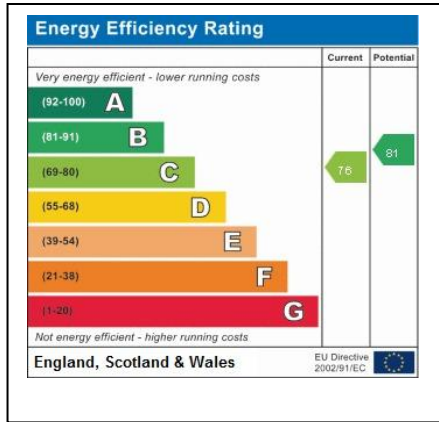
Freehold
Council Tax Band G





TOTAL FLOOR AREA : 536.0 sq.m. (5770 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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