



- AN EXTENDED AND EXTENSIVELY IMPROVED RELATIVELY MODERN DETACHED PROPERTY
- OUTSTANDING ESTUARY VIEWS
- FIRST FLOOR SITTING ROOM AND FREE-FLOWING KITCHEN/DINING ROOM
- FIRST FLOOR PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM
- TWO GROUND FLOOR BEDROOMS AND LUXURY FOUR PIECE BATHROOM
- INFORMAL GROUND FLOOR ANNEXE WITH LOUNGE, BEDROOM AND EN-SUITE SHOWER ROOM
- DRIVWAY PARKING AND OUTBUILDINGS INCLUDING OFFICE AND STUDIO
- LANDSCAPED GARDENS AND EXTERNAL KITCHEN/ENTERTAINING AREA

## Grandison Avenue, Bishopsteignton, TQ14 9SP      £795,000

A beautifully presented, extended detached property with OUTSTANDING ESTUARY VIEWS. Reception hall, free-flowing kitchen/dining room, two ground floor bedrooms and a luxury bathroom. Informal annexe with lounge, bedroom and shower room. Fantastic first floor sitting room and first floor principal bedroom suite with dressing room and en-suite shower room. Landscaped gardens and terraces with outdoor entertaining area. Good outbuildings and external utility.



## Property Description

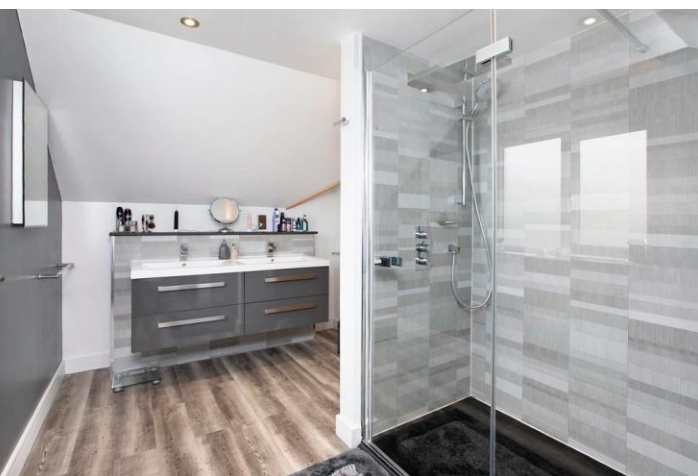
### LOCATION

11 Grandison Avenue sits at the head of a small cul de sac leading off Grandison Avenue, with the position being "tucked away" and yet close to the heart of the village. 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

11 Grandison Avenue has been extended and extensively improved by the current owners, and offers a superb and versatile modern home with contemporary styling. Externally attractive, the property has rendered and weather boarded elevations set beneath tiled rooves with a Juliet balcony on the front elevation. The accommodation is well laid out. The reception hall opens to a free-flowing kitchen/dining room, with the stylish modern kitchen area having good views towards the estuary and beyond and the dining space opens to the outside, giving a good sense of inside/outside living. Also at ground floor level there are two bedrooms and a four-piece luxury bathroom. There are a versatile suite of rooms, also on the ground floor level currently arranged as an informal "annexe" with a lounge, a bedroom, an en-suite shower room and a small kitchenette. The rooms at the upper floor are particularly lovely, with the spacious sitting room having French doors opening to a Juliet balcony affording





outstanding views towards the estuary and the rolling countryside beyond and with this room also having views towards the other aspect, which takes in the hills above the village and the vineyard. Additionally at upper floor level there is a fabulous principal bedroom suite, another lovely space with good estuary views, a dressing room having a good range of built-in bedroom furniture and a high quality luxury en-suite shower room. The outside spaces and outbuildings are also notable. To the front of the property there is a brick paved driveway providing ample parking and there are attractive raised granite paved terraces beside the driveway. Outside, to the rear of the property there is a lovely enclosed garden, primarily laid for ease of maintenance with granite paved terraces, an outdoor kitchen/entertaining area, a hot tub area, a well kept lawn and a large modern outbuilding comprises an external TV lounge, a study and a storage shed. Additionally there are raised gardens with feature timberwork and vegetable planters and a building having formerly served as the double garage, now functions as a useful studio/gym with a useful utility area.

To the front of the property steps rise to a paved entrance verandah with a feature balustrade and hand rails and with this space having good views over the surrounding area towards the Teign estuary and rolling countryside beyond. There is an under cover entrance area with spotlights and a feature composite entrance door opens to the....

#### RECEPTION HALL

An attractive and welcoming space with engineered oak flooring and feature oak panel and glazed doors open to the principal rooms. An oak panel door also opens to a useful cloaks cupboard. Radiator.

#### KITCHEN/DINING ROOM

A particularly lovely free-flowing space with good quality porcelain style floor tiles. Within the KITCHEN AREA there is a front facing uPVC double glazed window with open views over the surrounding area, taking in a broad sweep of the Teign Estuary and the rolling countryside above Combeinteignhead, as well as the moors in the distance. The kitchen is fitted with a high quality range of floor and wall

mounted units with oak cupboard door and drawer fronts and there are extensive areas of polished granite work surface which extend to a breakfast bar. There is an under-mounted ceramic sink with a mixer set, an integrated dishwasher and space for a range style stove with chimney style filter above. There is also space and a recess for a fridge/freezer and there are spotlights to the ceiling. The kitchen area flows through to the DINING SPACE, which has a bespoke open tread oak staircase with a glazed balustrade rising to the upper floor. Within the dining space there are multiple glazed windows and bi-fold doors and a further uPVC double glazed door open to and overlook the lovely gardens and terraces at the rear of the property. There is ample space for a large dining table and chairs and the dining area also has views towards the higher parts of the village, taking in Humber Down woods and the vineyard.

#### GROUND FLOOR BEDROOM ONE

Set at the rear of the property with a rear facing uPVC double glazed window overlooking the back garden. Radiator.

#### GROUND FLOOR BEDROOM TWO

Currently in use as a study. With a front facing uPVC double glazed window having good views towards the estuary and rolling countryside beyond. Radiator.

An oak door, from the aforementioned hallway, opens to a suite of rooms currently in use as an informal ANNEXE. There is a LOBBY AREA/KITCHENETTE with engineered oak flooring, a shelved recess and an area of laminate work surface with a tiled surround and under surface appliance space.

#### ANNEXE SITTING ROOM

With a front facing uPVC double glazed window taking in good views towards the estuary and rolling countryside beyond as described. Radiator.

#### ANNEXE BEDROOM

With rear facing uPVC double glazed French doors overlooking and leading out onto the terrace at the rear of the property. Radiator and a door opens to a....

#### MODERN SHOWER ROOM

With a large walk in shower cubicle with a glazed screen and a large shower head. There is a WC and a small vanity unit with an inset wash hand basin with mirror and shelf above and cupboard beneath.

#### FAMILY BATHROOM

Also accessed from the reception hall this stylish space has a contemporary style four piece suite with a free standing oval bath with mixer set and shower attachment beside. There is a shower cubicle with dual heads and dual controls and a vanity unit with an area of surface set upon which there is an oval wash hand basin with mixer set, drawers beneath, shaver point and a de-mist mirror over. WC and a white wood grain effect door opens to an airing cupboard with a small radiator. There are spotlights to the ceiling and a uPVC opaque double glazed window.

#### FIRST FLOOR SITTING ROOM

A stunning dual aspect room, being spacious and something of a "showpiece" for the house. There is engineered timber flooring, spotlights to the ceiling and uPVC double glazed French doors open to a Juliet balcony with feature glasswork and take in truly breathtaking views across parts of the village, a broad sweep of the Teign Estuary with rolling countryside beyond and there are views towards Dartmoor in the west. A rear facing uPVC double glazed window also has some good views, taking in the vineyard and the Little Haldon hills. Radiator.

#### PRINCIPAL BEDROOM SUITE

Another appealing light and spacious room with spotlights to the ceiling and a front facing uPVC double glazed window having wonderful views towards the estuary and beyond as described. Radiator. Timber panel and glazed doors to a....

#### DRESSING ROOM

With access to useful eaves storage spaces and there is a comprehensive range of good quality built in bedroom furniture with open wardrobes, shelves and drawers. A front facing Velux style window also has views towards the estuary and beyond. Radiator.

#### EN-SUITE SHOWER ROOM

Beautifully appointed with a contemporary style three piece suite having a large shower cubicle with triple controls and dual shower heads, there is a unit with twin wash hand basins having mixer sets, a shelf and drawers beneath and a WC. Heated towel rail, extractor fan and a uPVC opaque double glazed window. Spotlights to ceiling.

#### OUTSIDE

Outside to the front of the property a brick paved driveway provides AMPLE PARKING. Beside the driveway there is a raised area of artificial lawn with an inset palm and there is a large granite paved terrace, also with an inset palm and raised beds with grasses, shrubs and flowering plants. Outside to the rear there are beautifully set out landscaped gardens. Immediately behind the property there is a granite paved pathway and, set above this there is an area of lawn. uPVC double glazed doors with fitted blinds open to a GARDEN ROOM, currently set up as a TV lounge with spotlights, shelves and a recess for a TV. Also within this outbuilding a uPVC door opens to a STORE SHED with shelving and light, and a further uPVC double glazed door opens to a further useful outside room, currently serving as a hobby room, also having power and light. Adjoining the lawn there is a sweeping granite paved terrace, a good outside entertaining area. Within this space there is an outside kitchen, with built in barbecue, storage unit and extensive areas of slate preparation surfaces. Set at a lower level there is a further granite paved terrace with artificial lawn beside, with this area currently providing space for a hot tub. There is outside lighting, external power points and a water tap. Steps rise to the higher gardens with granite pathways and timberwork retaining a good range of vegetable planters with herbs, tomatoes and cane fruits. The back garden is primarily enclosed by timber fencing and there is also high set external lighting and a mature wisteria. Also accessed from the outside at the rear of the property, a uPVC double glazed door opens to a large OUTBUILDING, having formerly been the double garage and which currently serves as a studio/gym and also has an area set out as a UTILITY SPACE, having a range of units comprising cupboards and drawers and areas of laminate work surface with under surface space and plumbing for a washing machine and space for a tumble dryer beside.

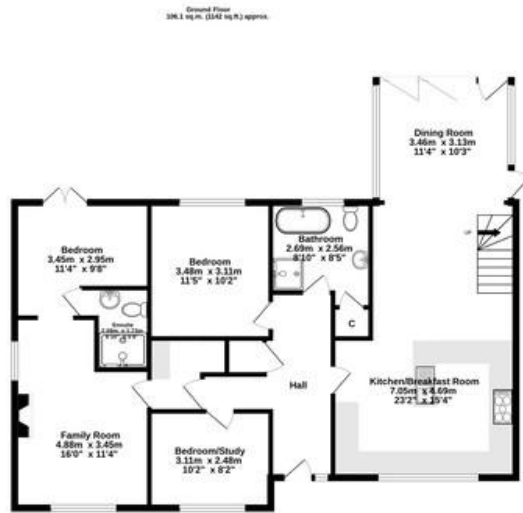
There is also a single drainer stainless steel sink unit with mixer tap. There is also a useful store room accessed from this space.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D

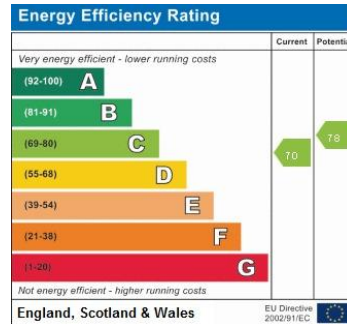
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**TOTAL FLOOR AREA : 240.2 sq.m. (2585 sq.ft.) approx.**

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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