



- A LUXURY DETACHED RESIDENCE, EXTENSIVELY RE-DEVELOPED IN 2019
- BREATHTAKING ESTUARY VIEWS AND MANY HIGH TECH AND DESIGNER FEATURES
- SITTING ROOM AND KITCHEN/DINING ROOM WITH HIGH VAULTED CEILING
- FOUR BEDROOMS AND UTILITY ROOM
- ELEGANT DESIGNER BATH AND SHOWER ROOMS
- DRIVEWAY PARKING AND GARAGE
- GOOD SIZED GARDENS AND TERRACES

## Murley Crescent, Bishopsteignton, Devon

Guide Price 700,000

A beautifully appointed detached property extensively re-developed in 2019 and set in a popular residential location within this sought after estuary village. Stunning estuary views and elegant accommodation with many high-tech and designer features. Sitting room, kitchen/dining room with integrated appliances, four bedrooms, utility room and stylish bath and shower rooms. Driveway parking, garage and good sized gardens and terraces.





## Property Description

### DESCRIPTION

This fantastic contemporary-style detached property was re-developed and almost entirely re-built in 2019 and now offers a stunning home with high end finishes and high tech systems and technology. Externally attractive the property has rendered elevation, double box bay windows, double dormers and a slate tiled roof. The windows at the front of the property enjoy sunning views towards the Teign estuary and the rolling countryside beyond. An entrance canopy opens to an open entrance porch and there is a reception hall with feature large ceramic floor tiles which extend through much of the ground floor. The ground floor sitting room is a lovely space which enjoys the estuary views and there are two ground floor bedrooms, one of which also has good estuary views. A real "showpiece" for the house is the beautiful free-flowing kitchen/dining space, which has a high vaulted ceiling and a high-end luxury kitchen with integrated appliances, ceramic worksurfaces and bi-fold doors opening to a terrace, providing an excellent sense on inside/outside living. Additionally there is a utility/boot room leading off this space and there is a luxury ground floor bathroom with a four piece designer suite. To the upper floor there are two good size bedrooms, both of which enjoy stunning views towards the estuary and beyond and there is a particularly elegant and large first floor bathroom with a four piece designer suite including a free-standing bath and a bespoke shower area. Technologies within the house include underfloor heating in the kitchen/dining room and the bathrooms, there is Cat 6 cabling in the walls, Nest systems, Bang & Olufsen speaker systems and some rain sensor Velux windows etc. Outside to the front of the property the driveway extends from the front to the side, providing ample parking and opening to the garage and there is a raised front garden enjoying estuary view. To the rear of the property there is a large enclosed garden offering a good degree of privacy and seclusion, primarily laid to lawn with a feature outdoor entertaining area with timber surrounds and canopy above.



### LOCATION

Crescent View sits in an enviable and elevated position close





to the heart of this sought after estuary 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.



To the front of the property, feature brick steps rise to an entrance canopy with outside lighting, which in turn opens to an arched entrance porch with quarry tiles. A feature composite and part glazed entrance door opens to the....

#### RECEPTION HALL

With beautiful large ceramic floor tiles which extend through much of the ground floor. Contemporary style oak panel doors open to the principal rooms. Radiator, spotlights to ceiling and a staircase with oak balustrade rises to the upper floor.



#### SITTING ROOM

An appealing room with Bang & Olufsen ceiling speakers and there is a front facing uPVC double glazed walk in box bay window having tremendous views over the surrounding area, taking in a broad sweep of the Teign Estuary, Coombe Cellars and rolling countryside beyond, as well as having views towards the moors in the west. Two radiators and wall lights.

#### GROUND FLOOR BEDROOM 1

A lovely room with a front facing uPVC double glazed box bay window having good views towards the estuary and beyond as described. Radiator.

## GROUND FLOOR BEDROOM 2

A good sized bedroom with a side facing uPVC double glazed window and a radiator.

## GROUND FLOOR BATHROOM

The stylish ground floor bath room has beautiful porcelain floor and wall tiles and a four piece designer suite comprising a shower cubicle with dual heads and triple controls, there is a panel automated bath with Aqualisa dual controls, a Laufen WC and a large contemporary style wash hand basin with mixer set, drawers beneath and a large medicine cabinet over. Extractor fan, ladder style radiator/towel rail, Bang & Olufsen ceiling speaker and a wall mounted audio control panel.

## KITCHEN/DINING ROOM

The kitchen/dining room is a wonderful free-flowing space with high design features providing a fabulous "hub" for the house and a focal point for day to day living. There are large ceramic floor tiles with underfloor heating and the kitchen area is fitted with a luxury range of floor and wall mounted units with extensive areas of ceramic work surface. There is an under-mounted Blanco sink unit with a Quooker hot water tap and integrated appliances include a five ring Siemens gas hob with filter over, two Siemens ovens, a dishwasher and there is a full height fridge and freezer. Part of the kitchen is set out as an island unit with an adjoining oak breakfast bar and there is a wall mounted labelled lighting panel which operates the extensive lighting system. Additionally there is a wall mounted Bang & Olufsen panel with and an integrated wall mounted tablet and audio control beside. Part of this space has a fabulous high-vaulted ceiling with a high set gable windows and two climate/rain sensor Velux skylights. Powder coated double glazed bi-fold doors open to a composite decked terrace at the rear of the property which combines with the room to create good entertaining spaces. Two contemporary style panel radiators.

## UTILITY ROOM

Also with high quality finishes, there is an extensive area of ceramic work surface with under-mounted sink and mixer tap and multiple cupboards and drawers. Space and plumbing for a washing machine with space for a tumble dryer above and

there is an integrated dishwasher. Large ceramic floor tiles with underfloor heating and a uPVC double glazed door with cat-flap opens to the outside at the side of the property. Spotlights to ceiling, full height appliance cupboard and full height doors open to the cupboard which houses the Baxi central heating boiler and has the manifold for the underfloor central heating as well as a large pressurised hot water cylinder.

## FIRST FLOOR LANDING

With a feature oak balustrade, radiator, spotlights to ceiling and a velux style window with integrated blind has fantastic views over the surrounding area towards the Teign Estuary, a local landmark know as Archbrook and rolling countryside beyond. A door opens to extensive eaves storage space.

## FIRST FLOOR BEDROOM 1

An attractive room with a front facing uPVC double glazed window having good views over the surrounding area, taking in a broad sweep of the Teign Estuary, Archbrook, Coombe Cellars and rolling countryside beyond as well as having views of Ringmore and Shaldon. There is a high set south facing uPVC double glazed window and a panel gives access to eaves storage space. A timber panel door opens to a large walk-in wardrobe with shelf and hanging rails.

## FIRST FLOOR BEDROOM 2

Another appealing room with a front facing uPVC double glazed window having wonderful estuary views as described from bedroom 1. There is a high set side facing uPVC double glazed window, access to eaves storage space and a radiator.

## PRINCIPAL BATHROOM

A particularly notable feature of the house, the family bathroom is spacious and elegant having a four piece designer suite. There are ceramic floor tiles with underfloor heating and beautiful marble effect porcelain wall tiles. There is a stylish Corian stone Ashleigh and Benton free-standing bath with a free-standing mixer set beside and there is a bespoke walk-in shower area with triple controls and dual heads. There is a WC and a contemporary style wash hand basin with de-mist mirror above and shaver point and shelf beside. Medicine cabinet, two ladder style radiator/towel rails,

spotlight to ceiling and extractor fan. Velux style window and a side facing uPVC opaque double glazed window.

## OUTSIDE

To the front of the property a driveway provides parking and extends to the side where an "up and over" door opens to the GARAGE which has a pitch tiled roof, power and light. To the front of the property there is a raised front garden, primarily laid to lawn and enclosed by hedging and low level brick walling and with the front garden being a good spot to contemplate the surroundings and the outstanding estuary views. From the front garden a wide oak gate with panel fencing to either side opens to the side garden. The side garden is laid to lawn and a pathway and access is gained via a uPVC panel door to the CELLAR which houses the Comms systems for the house. Outside to the rear of the property there is the aforementioned expansive composite deck which spans beyond the width of the house, with this space being enclosed by rendered white-washed walling. From here, paved steps rise up to the back garden which is of a good size being laid primarily to lawn, there are feature balustrades above the aforementioned deck and the back garden is primarily enclosed by high set timber fencing which affords a good degree of privacy and seclusion. Additionally there is a feature outdoor entertaining area laid to hardstanding with a pitched canopy over and feature beams and timber work. The back garden also provides a good spot to enjoy the elevated views towards the estuary and beyond.



MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D

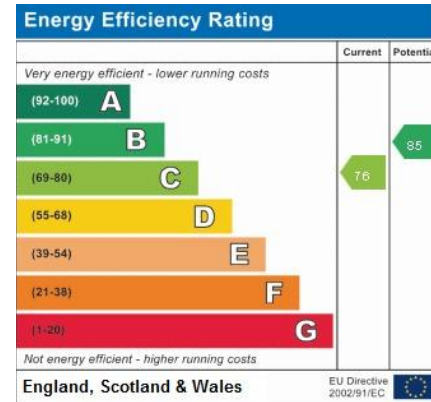
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TOTAL FLOOR AREA : 172.2 sq.m. (1854 sq.ft.) approx.

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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