



- An OUTSTANDING DETACHED EDWARDIAN RESIDENCE WITH SEA VIEWS AND MANY FEATURES
- GRAND RECEPTIONS AND A LARGE BESPOKE KITCHEN/DINING ROOM
- THREE BEDROOMS AND SHOWER ROOM IN THE PRINCIPAL ACCOMMODATION
- SELF-CONTAINED THREE BEDROOM ANNEXE
- ONE BEDROOM LOWER GROUND FLOOR APARTMENT
- SWEEPING DRIVEWAY APPROACH, TWO GARAGES, OUTBUILDINGS AND GARDEN ROOM
- BEAUTIFUL TERRACES AND VERANDAHS
- LARGE TWO TIER GARDENS WITH SWEEPING LAWNS AND WATER FEATURES
- PHOTOVOLTAIC PANELS AND EV CAR CHARGING POINT

Buckeridge Avenue, Teignmouth, TQ14 8LX £1,250,000

An outstanding detached Edwardian villa having a real sense of history and provenance, along with many outstanding features and good sea views. Grand receptions, bespoke kitchen/dining room and three large bedrooms within the principal accommodation. Separate self-contained three bedroom annexe and a further separate one bedroom apartment. Sweeping driveway, two garages, outbuildings and a garden room. Terraces, grand verandahs, wonderful sweeping lawns and mature gardens.



Property Description

LOCATION

El Monte House sits in a commanding position within a favoured residential location, just under a mile from Teignmouth town centre and the promenade. Teignmouth 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 several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and 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 and being a short walk away from El Monte House. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

DESCRIPTION

Originally built in 1907 for the Chilean ambassador, El Monte House is a beautiful detached Edwardian residence with versatile accommodation and many outstanding features which convey a real sense of past grandeur and provenance. The accommodation in the main house comprises a grand reception hall with a feature staircase having a beautiful stained glass window above. There are two imposing reception rooms with bay windows at entrance level, along with a study/playroom and a cloakroom. Sitting in an extended part of the property is the large kitchen/dining room with a pantry, a lovely space with a high vaulted ceiling and bespoke units, with this space opening to a sweeping terrace thus providing a good sense of inside/outside living. Leading off the landing in the principal house, there are three good sized bedrooms with an en-suite shower room to bedroom one, and with one of these bedrooms opening to the upper floor verandah. Additionally, adjoining the main body of the house there is a two storey annexe with a separate self-contained entrance from the driveway. This space comprises a sitting room with a kitchenette leading off, a beautiful principal bedroom suite with a stylish en-suite bathroom, a separate shower room and two further inter-connecting bedrooms. The accommodation within the annexe inter-connects with and could easily be re-integrated into the accommodation within the main house. At lower ground floor level there is a separate self-contained apartment with a large sitting room





space, with the apartment having a bedroom, a modern kitchen and a shower room. There are many outstanding features within the house, to include feature fireplaces, high ceilings, panel doors and stained glass windows, and the bay windows and balconies on the south east elevation, particularly from the upper floors have lovely views across parts of the town towards the sea. Outside, a gated approach opens to a block paved driveway, which extends from the front to the side of the property. There are beautiful south-east facing gardens, balconies and terraces with sweeping lawns, a nature garden, an ornamental fountain and a nature garden etc. There is also a useful garden room. Additionally there are two garages approached from Buckeridge Avenue with store rooms set beneath and a further outbuilding. There is an EV car charging point and photovoltaic panels.

From the entrance area, a fantastic open arched entrance portico is approached with feature ornate scrolls. There is a marble doorstep and a large panel and leaded light stained glass entrance door with matching arched panel above opens to the....

ENTRANCE VESTIBULE

With mosaic floor tiles and half height panelling to the walls. High mounted electricity trip switches and meter along with the inverter for the photovoltaic panels. There is a cornice to the ceiling and a panel inner door, with a circular leaded light and coloured glass panel with feature latch and finger plate opens to the....

RECEPTION HALL

A fabulous and imposing reception hall with feature oak flooring, a high ceiling with cornice, a picture rail and a grand turning staircase with a carved balustrade and large stained glass leaded light windows on the half landing rises to the first floor. Panel doors with finger plates and feature ornate carved architraves open to the principal rooms. There is a fireplace with a tiled surround, a timber mantle over, a raised tiled hearth and a grate for an open fire. Two radiators and stairs descend to the lower floor.

CLOAKROOM WC

With two opaque glazed windows, ceramic floor tiles, a WC and a pedestal wash hand basin.

STUDY/GAMES ROOM

A good space with a high ceiling with cornice, a picture rail and a curved bay window overlooking the driveway approach. Timber effect flooring, radiator and there is a feature fireplace with a carved timber surround, a tiled inset and hearth with inset grate. Built in shelving.

SITTING ROOM

A particularly lovely room set out in two parts with a high ceiling having a cornice and central rose. There is an ornate picture rail with

feature plasterwork mouldings above, as well as a walk in splayed bay window with good views over the surrounding area taking in views towards the sea in the distance. There is a fireplace with an ornate carved surround, a mirror and leaded light cabinets above as well as a raised slate hearth and a log burning stove. Within the second part of the room a door with windows to either side and above opens to the verandah and there is a beautiful circular stained glass window with arched surround. Two radiators.

DRAWING ROOM

The drawing room is another beautiful and imposing room with feature oak panelling to dado height and there is dado height shelving. There is a cornice to the ceiling and a further walk-in splayed bay window having good views over the surrounding area across parts of the town and towards the sea. Within the bay, a door opens to the verandah. Two radiators, arched recess and a fireplace with raised hearth, a carved timber surround, a tiled inset and a living flame gas stove.

KITCHEN/DINING ROOM

Sitting in an extended part of the property, the kitchen/dining room is a great space and a wonderful "hub" for the house. There is a high vaulted timber panel ceiling with inset Velux windows and feature beams. The kitchen is fitted with a bespoke range of high quality units with timber and granite work surfaces. There is an under mounted double bowl ceramic sink unit with mixer set and feature tiled surrounds and there is an island unit with an expansive area of granite surface. There is an inset gas hob and Smeg filter over and, within the island unit there are open display shelves and the unit extends to a breakfast bar. There are further integrated appliances to include a Dedetrich oven and combination grill. The dining area has ample space for a large table and chairs and windows overlooking the garden and also having views across parts of the town towards the sea. The kitchen/dining area opens to an expansive wrap around timber terrace with glass balustrades providing a good entertaining space. Leading off the kitchen there is a large walk in pantry with shelving, a sash window and ceramic floor tiles. Additionally there is a side porch housing the twin gas fired central heating boilers.

FIRST FLOOR LANDING

The expansive landing has a cornice to ceiling, a picture rail and a feature carved balustrade above the stairwell along with two radiators and panel doors with feature finger plates to the principal upper floor rooms.

BEDROOM ONE

A spacious room with a walk in uPVC double glazed bay window having lovely views across parts of the town taking in the higher reaches of Teignmouth, St Michael's church and having views out to sea. Radiator and a feature fireplace with painted timber surround, a

tiled inset, mantles over and an inset mirror. A panel door opens to the....

EN-SUITE SHOWER ROOM

Which "Jack and Jills" back to the landing. There is a side facing sliding sash window and a three piece suite comprising a tiled shower cubicle with triple controls, a vanity unit with a large wash hand basin, cupboard beneath, mirror and shaver point over and a WC. Picture rail height tiling, spotlights to ceiling and heated towel rails.

BEDROOM TWO

Another attractive bedroom with a part glazed panel door opening to the upper floor verandah, which is part under cover and having a feature balustrade. There are windows to either side and there are tremendous views as described across higher parts of the town and out to sea. Radiator and a feature fireplace with moulded surround and mantle over. Cornice to ceiling and picture rail.

BEDROOM THREE

With a side facing curved bay window overlooking the driveway and also having views towards parts of the town and out to sea. Radiator, fireplace with moulded surround, mantle over, tiled hearth and inset grate.

LOWER GROUND FLOOR APARTMENT

The lower ground floor suite of rooms are spacious and are arranged as an appealing APARTMENT.

SITTING/DINING ROOM

With polished parquet flooring, a picture rail and half height panelling to the walls. There is a fireplace with a raised slate hearth upon which there is a wood burner with tiled surround and a feature timber beam over. Sliding sash bay window with window seat overlooking the garden and two radiators. Leading off the sitting room, a panel door opens to....

LOBBY AREA

With shelving and ceramic floor tiles. From here a doorway opens to the....

KITCHEN

Which has a range of floor and wall mounted units with extensive areas of timber effect rolled edge work surface and "Shaker style" cupboard door and drawer fronts along with cabinets. There is a double bowl sink units with a mixer set, tiled surrounds and a built in ceramic hob with oven beneath. Space and plumbing for a washing machine, space and plumbing for a dishwasher, ceramic floor tiles, radiator and spotlights to ceiling.

BEDROOM

The bedroom has a sliding sash bay window overlooking the rear terrace and parts of the back garden, timber effect flooring and a double radiator.

BATHROOM

With a part opaque glazing sliding sash window. The bathroom is fitted with a modern three piece suite comprising a deep panelled bath with attached shower screen, a full height tiled surround and a shower attachment on the mixer taps, pedestal wash hand basin and a WC.

TWO STORY ANNEXE

The two storey annexe functions as a separate unit within the house that could easily be integrated back into the primary accommodation. From the driveway a panelled door opens to an....

ENTRANCE HALL AND LANDING

With ceramic floor tiles, doors opening to the lower floor rooms and turning stairs rising to the upper floor landing where there are open shelves, an open over stairs cupboard and panel doors and a lobby to the upper floor rooms as well as a radiator. Additionally a cupboard opens to a large walk-in airing cupboard with slatted shelving, the hot water cylinder and the zonal valves for the heating system.

SITTING ROOM

Which also has ceramic floor tiles, two front facing sliding sash windows overlooking the driveway, a double radiator and a shelved recess. Fireplace with raised hearth, a living flame log effect gas stove and a beam over. The sitting room opens to a....

KITCHENETTE

With an area of work surface with tiled surrounds, open shelves above and an inset single drainer composite sink unit. Within this space there is a built in fridge and cupboards and a drawer with high gloss doors.

Back in the reception hall a feature panel and part stained glass door opens to a....

CLOAKROOM/WC

A large cloakroom WC with ceramic wall tiles, a WC and a heated towel rail.

PRINCIPAL ANNEXE BEDROOM

Another beautiful room with a walk-in uPVC double glazed bay window having tremendous views across the higher reaches of Teignmouth and out to sea. Dado rail, picture rail and a fireplace with a carved surround, a tiled hearth and display mantles over. Double radiator.

EN-SUITE BATHROOM

Which "Jack and Jills" to the annex landing and has feature full height tiling to the walls and a modern three piece suite comprising a panelled bath with attached screen and electric shower over, a pedestal wash hand basin with recessed mirror above and a WC. Side facing uPVC double glazed window, shaver point and spotlights to the ceiling.

SEPARATE SHOWER ROOM

Spotlights to ceiling and a modern three piece suite comprising a curved shower cubicle with dual shower heads and dual controls, wall mounted wash hand basin with tiled surrounds and a WC. uPVC double glazed window and a ladder-style radiator/towel rail.

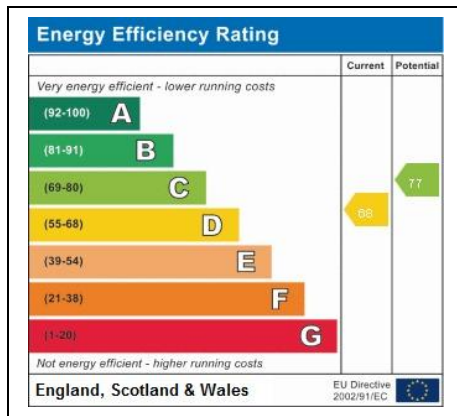
ANNEXE BEDROOMS TWO AND THREE

Inter-connecting rooms with the first room having a sash window overlooking the driveway, timber effect flooring, a radiator and a fireplace with mantle over. The second bedroom space has a sliding sash window having good views across parts of the town and out to sea and a fireplace with mantle over and cast iron inset as well as a built-in cupboard/wardrobe and a radiator.

OUTSIDE

Approached from Buckeridge Avenue there are two side by side GARAGES with double timber doors and pitched tiled roofs. Feature cast iron gates along with a cast iron pedestrian gate open to the expansive driveways, which are laid to block paving and extend from the front to the side of the property with an inset shaped bed with bay tree and shrubs. Set below the garages uPVC double glazed doors open to two useful store rooms and, beside the store rooms there is a useful external CONSERVATORY/POTTING SHED with uPVC double glazed entrance doors. Set beside the garages there is a two tier productive vegetable garden and from here a meandering paved pathway descend through a shrubbery to the main expanse of garden. There is a EV car charging point and the expansive frontage is primarily enclosed by feature brick walling and shrubs. The rear gardens and terraces form something really quite special. Immediately behind the house there is a paved and tiled part under cover terrace. Set above this is the aforementioned entrance level verandah, which has French chateaux-style twin steps rising to a lower entrance terrace with further steps rising to the verandah itself, which has feature arched timber-work supported by pillars and with this space forming a good spot to contemplate the views and surroundings. There is a higher level lawn with a circular pond having lilies and with this space also having a timber deck upon which there is a hot tub. From the upper terrace, steps with a cast iron balustrade to either side descend to the expansive lower lawn, a lovely level shaped lawn with



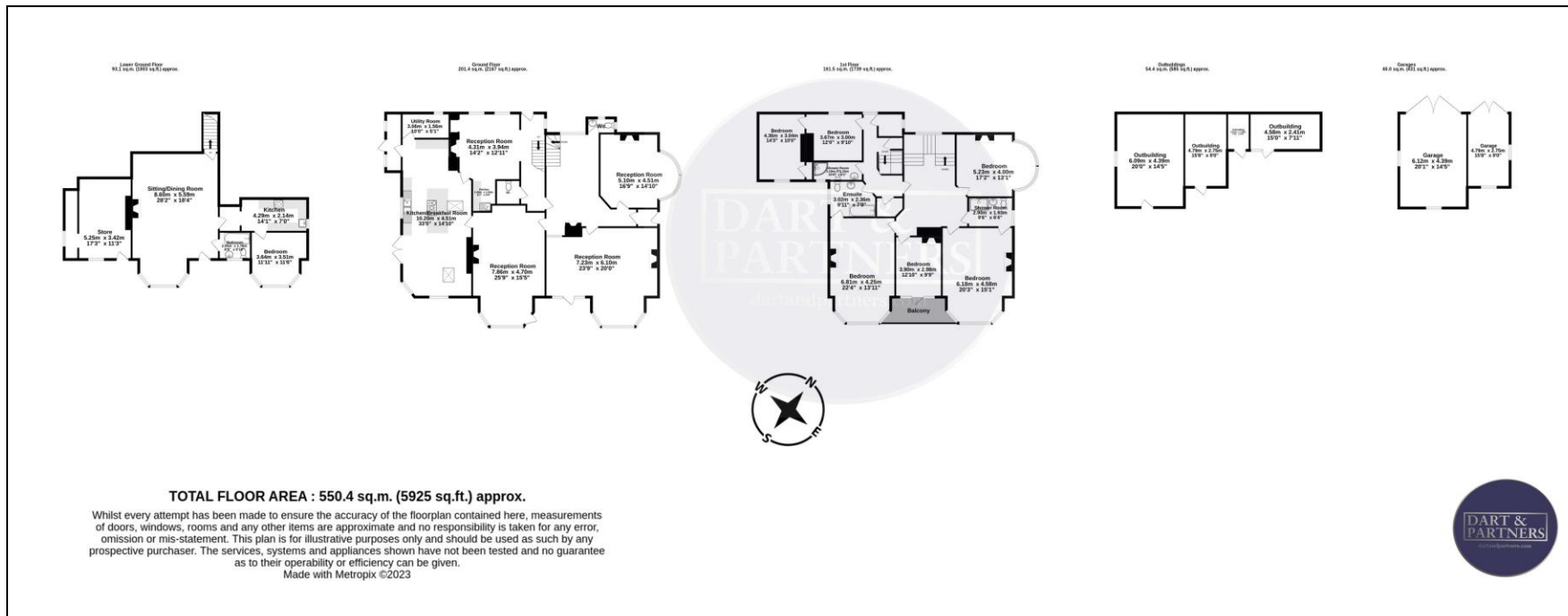


MATERIAL INFORMATION - Subject to legal verification
 Freehold
 Council Tax Band G

SOLAR PHOTOVOLTAIC PANELS -

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.

a large central ornamental pond with feature stone-work surrounds and a central stone island with statue and fountain. The lower lawn is primarily enclosed by mature trees with conifers, yews and an evergreen oak etc and on the west side of the lawn an opening leads through to a nature garden being another large space with cherry tree etc.



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