



- A BEAUTIFULLY APPOINTED AND SUBSTANTIALLY EXTENDED 1920's-BUILT PROPERTY
- CENTRAL LOCATION, CLOSE TO THE VILLAGE CENTRE AND BEACH
- TRULY BREATHTAKING VIEWS TOWARDS THE ESTUARY, DARTMOOR AND THE SEA
- LARGE SITTING ROOM AND STUDY/OCCASIONAL BEDROOM
- BEAUTIFULLY APPOINTED KITCHEN/DINING ROOM
- UTILITY ROOM, BOOT ROOM AND CLOAKROOM
- OUTSTANDING MASTER BEDROOM WITH ENSUITE AND TWO FURTHER BEDROOMS
- STYLISH FAMILY BATHROOM
- DOUBLE GARAGE AND BRICK-PAVED DRIVEWAY
- LANDSCAPED GARDEN TO FRONT, SIDE AND REAR

Broadlands, Shaldon, TQ14 0EH

£1,200,000

A beautiful, extended 1920's-built property with breath taking sea and estuary views. Enviably plot with lovely landscaped gardens and terraces. Spacious sitting room, stylish kitchen/diner, study/bedroom, utility/boot room, 3 first floor bedrooms (master E/S,) bathroom, double garage and driveway.



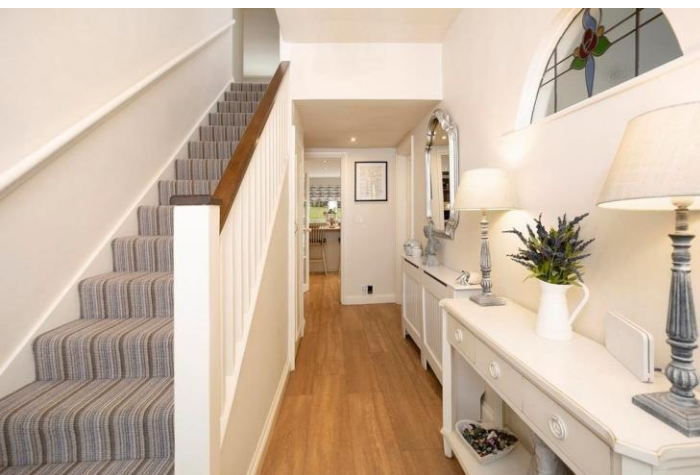
Property Description

DESCRIPTION

This wonderful extended property has "arts and crafts" external styling and benefits from one of the most enviable plots and positions within the location. The principal rooms, terraces and outside spaces enjoy truly breathtaking views towards the estuary and beyond. The beautifully appointed accommodation comprises an entrance porch opening to an entrance hall, there is a well-proportioned dual aspect sitting room with feature fireplace, a separate study/occasional bedroom to the ground floor and large cloakroom/WC. To the rear of the property the stylish kitchen/dining room creates a wonderful "hub" for the house, with this room almost spanning the entire width of the ground floor and having a beautifully fitted range of units with integrated appliances and French doors opening out onto a terraces, giving a good sense of "inside/outside" living. There is a well appointed utility/preparation kitchen, as well as a useful boot room to the ground floor. To the first floor the master bedroom suite is another lovely room with truly breathtaking sea and estuary views, a comprehensive range of built in bedroom furniture and a good quality en-suite shower room. There are two further bedrooms to the first floor level, along with the high quality family bathroom. The outside spaces are a tremendous feature of this property, with the position affording good sized-gardens to the front, side and rear with beautiful landscaped spaces, terraces, sweeping lawns and borders well-stocked with a profusion of shrubs, trees and specimen plants. A huge benefit for a property in this part of the village is the high quality, recently constructed double garage, with electric door and brick-paved driveway in front. In addition there is a useful good-sized external workshop/store that could possibly be converted to provide a home office.

SITUATION

Broadlands occupies an enviable elevated position within one of the most sought after residential settings in ever-popular Shaldon. The property is set just above and not much more than a stone's throw away from the village centre and sandy estuary beach and has direct access through a private gate to the village's superb botanical gardens. The village has a





strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses with restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival, as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent, and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

From the paved front entrance terrace, a uPVC double glazed door opens to the....

ENTRANCE PORCH

Full height uPVC double glazed windows take in lovely views towards the estuary and beyond, towards the sea and the East Devon coastline. An opaque double glazed inner door opens to the....

RECEPTION HALL

A lovely welcoming space with Karndean-style flooring and stairs rise to the first floor. There is a feature leaded light glazed panel, spotlight, a good sized under stairs cupboard, a high-level cupboard housing the electricity meter and trip switches and doors to the principal downstairs rooms. Full-height shelved cupboard.

CLOAKROOM/WC

The large cloakroom has a feature vanity unit with inset wash hand basin, a Travertine tiled surround and lit mirror over, WC with shelf above, extractor fan, spotlights, feature floor tiles and radiator.

SITTING ROOM

A lovely light and spacious dual aspect room with a front facing uPVC double glazed bay window and two side facing uPVC double glazed Oriel-style windows with custom fit blinds, combining to afford truly wonderful views stretching towards the East Devon and Dorset coastlines, taking in Teignmouth back beach, the inner harbour and looking in the west towards the Teign Estuary with the Little Haldon hills above and Dartmoor in the distance. Karndean-style flooring, wall lights and there is a feature fireplace with a raised paved hearth, a heavy beam over and a recessed large log burning effect gas stove. Two radiators.

STUDY/SNUG

Another lovely room which could also serve as an occasional bedroom with a front facing uPVC double glazed window, taking in good sea and estuary views as described. There is a feature fireplace with a raised paved hearth, a brickwork surround, a heavy timber mantle over and an inset feature log burning stove. Spotlights to ceiling.

KITCHEN/DINING ROOM

The kitchen/dining room is a superb space, providing an excellent "hub" for the house, almost spanning the width of the rear of the property and being dual aspect with uPVC double glazed windows to the rear and the side overlooking the gardens and uPVC double glazed French doors leading out to a paved terrace and the garden, providing a good sense of "inside-outside" living. The kitchen area is fitted with an extensive and stylish range of light coloured units, with multiple cupboards and drawers. There is a larder cupboard and extensive areas of Corian-style worksurfaces with feature Travertine tiled surrounds. There is a one and a quarter bowl stainless steel sink unit with mixer tap and integrated appliances include a dishwasher, a microwave and a large fridge. There is a five-ring burner range-style stove included in the sale with filter over and there is a separate island unit with oak block worksurface, wine rack, drawers and a breakfast bar. Under-cupboard shelving and Karndean effect flooring. The dining area also has glazed double doors opening to the aforementioned sitting room, radiator and there are multiple spotlights to ceiling.

UTILITY ROOM/PREPARATION KITCHEN

Another attractive space with Karndean-style flooring and fitted units with oak worksurface, cupboards and drawers, tiled surrounds and an inset one and a quarter bowl single drainer stainless steel sink unit. Built-in shelving and under-surface space for a washing machine with further appliance space beside. Full height shelved cupboard, spotlights, radiator. This room opens to the....

BOOT ROOM

A good practical space with an oak panel, part glazed door opening to the outside at the rear. A rear facing uPVC double glazed window overlooks the garden. There is a wall mounted modern Worcester boiler supplying gas fired central heating and a shoe rack.

FIRST FLOOR LANDING

Another light appealing space with balustrade above the stairwell, a part vaulted ceiling with velux style double glazed window, access to the loft space, spotlights, doors to the principal first floor rooms.

BEDROOM 1

A truly lovely room, with a large front facing uPVC double glazed window having truly breath-taking views towards the estuary, the inner harbour, the rolling hills above Teignmouth, the "back beach" and sand-bar, as well as views out to sea and along the East Devon and Dorset coastlines. High ceiling with spotlights. There is a good range of fitted bedroom furniture, comprising a triple wardrobe with cupboards above and two further fitted cupboards/wardrobes. Additionally there is a dressing table unit set within the window, with drawers and cupboards to either side. Radiator.

EN-SUITE SHOWER ROOM

A large, stylish en suite, with a uPVC double glazed window having a westerly aspect towards the estuary and Dartmoor. This room is fitted with a good quality suite with full height tiled surrounds, comprising a curved shower cubicle with thermostatically controlled shower and there is a unit with inset wash hand basin and an area of surface with cupboards below and a WC. Access to eaves space, radiator, extractor fan, spotlights and ladder-style radiator/towel rail.

BEDROOM 2

Another highly appealing dual aspect room. A uPVC double glazed window has good views across parts of the village towards Shaldon Bridge, the estuary and the Little Haldon hills beyond with Dartmoor in the distance. A rear facing uPVC double glazed window overlooks the lovely gardens. A uPVC double glazed door opens onto the wonderful WEST FACING BALCONY, being a superb spot to sit and contemplate the views and having a cast iron balustrade. Spotlights to ceiling, radiator and recessed wardrobe with mirrored doors.

BEDROOM 3

Spotlights to ceiling, rear facing uPVC double glazed window overlooking the garden and radiator. Fitted Shaps wardrobes.

FAMILY BATHROOM

A stylish modern bathroom with full height ceramic tiling to walls and a high quality four piece suite, comprising a panel bath with mixer set and a shower cubicle with thermostatically controlled shower. There is a unit with an area of surface with inset wash hand basin, cupboards below and a lit mirror above. WC, tiled floor, part vaulted ceiling, double glazed velux window, extractor fan and ladder style radiator/towel rail.

OUTSIDE

The property benefits from a particularly enviable plot with good size gardens to the front, side and rear. Immediately to the front of the property, approached from Broadlands a timber gate gives access to entrance steps and gravel areas that rise to the appealing paved entrance terrace, and there are landscaped and beautifully stocked front gardens. Outside to the front/side of the property there is a brick paved driveway, providing parking and an electric folding door opens to the recently constructed high quality double garage with rendered and clad elevations beneath a slate roof. The garage is a tremendous asset in this part of the village and provides good parking for two vehicles, has power and light and additional eaves storage space. From the driveway, paved steps with outside lighting rise to the side garden, this being a good landscaped area, set on the westerly side of the house and enjoying a good degree of sunshine. There is lots of interest in the garden, with lawns and paved pathways along with areas of bedding, well-stocked with a profusion of

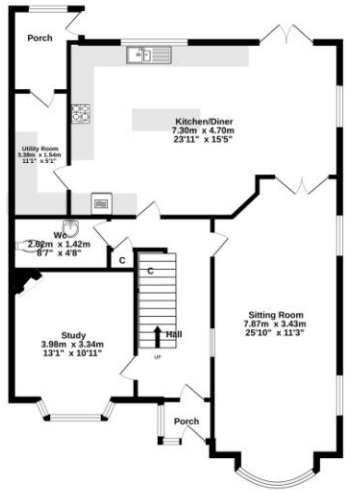
specimen shrubs and flowering plants with mature Magnolias etc. Additionally there is a raised side terrace that sweeps around from the front terrace and in turn, opens to a good quality sandstone paved terrace at the rear of the property, being a superb spot for Al fresco dining and outdoor entertaining etc. Outside to the rear of the property there are further mature landscaped gardens which lead to sweeping lawns with mature stocked borders, having a tremendous array of mature shrubs including Magnolias and Rhododendrons. There is also a mature Apple tree and Camelia, set within the lawn. The gardens at the rear are enclosed by fencing with Clematis and a high bank, backing onto the botanical gardens. Another tremendous asset is the external workshop/den, being of a good size, having large windows taking advantage of the views, along with power points and a separate portion of this building currently serves as a log store. Steps rise up from the back garden to a raised area, where there is a timber shed and gated access opens onto Shaldon's botanical gardens.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F



Ground Floor
95.3 sq.m. (1025 sq.ft.) approx.



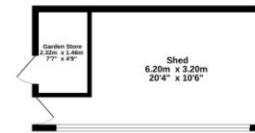
1st Floor
60.6 sq.m. (652 sq.ft.) approx.



Garage
30.6 sq.m. (330 sq.ft.) approx.



Outbuilding
18.9 sq.m. (214 sq.ft.) approx.



TOTAL FLOOR AREA : 206.4 sq.m. (2221 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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