



- A BEAUTIFUL, IMPOSING PERIOD PROPERTY
- FORMING THE LARGER PART OF AN EDWARDIAN RESIDENCE
- SPACIOUS RECEPTIONS AND A LARGE CONSERVATORY
- FARMHOUSE STYLE KITCHEN/DINING ROOM WITH AGA
- UTILITY/BOOT ROOM, CLOAKROOM/WC, GROUND FLOOR SHOWER ROOM
- THREE GOOD SIZE BEDROOMS (ONE WITH EN-SUITE)
- LARGE FAMILY BATHROOM WITH SHOWER AND ROLL TOP BATH
- GOOD SEA VIEWS AND EXTENSIVE DRIVEWAY PARKING
- MATURE GARDENS WITH SUMMERHOUSE, GARAGE AND STORE

Brookfield Drive, Teignmouth, TQ14 8QQ

OIEO £550,000

A substantial Edwardian residence set in a "tucked away" position just under a mile from Teignmouth town centre and promenade. Entrance porch, reception hall, spacious reception rooms with feature fireplaces, kitchen/dining room with Aga, utility and cloakroom/WC. Shower room, three bedrooms (one with en-suite shower room) and a large luxury bathroom. Good sea views and many features. Extensive parking, mature gardens, summerhouse, garage and store.



Property Description

LOCATION

1 Brookfield House is set amongst a "tucked away" cluster of properties leading off sought after Woodway Road just under a mile from Teignmouth's town centre and 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 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. 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

This fine Edwardian residence comprises the larger portion of an imposing Edwardian residence. The accommodation has numerous outstanding features and there are wonderful sea views, particularly from the upper floor. An entrance porch opens to the fantastic and welcoming reception hall which has stripped timber floors which extend through much of the ground floor. There are high ceilings with cornices and feature fireplaces in the principal rooms. Both the sitting and drawing rooms have south facing sliding sash bay windows with the sitting room having a large conservatory/dining space leading off. The appealing farmhouse style kitchen/dining room has rustic styling, an Aga and a beautiful built in dresser. Additionally, to the ground floor there is a useful utility/boot room, a "wet room" style shower room and a cloakroom/WC. To the first floor the landing has a beautiful stained glass window and there are three good size bedrooms (one with an





en-suite shower room,) along with the large family bathroom which has a four piece suite with roll top bath. Outside, a large expanse of driveway provides extensive parking and, on the south and west sides of the property there are lovely mature gardens with lawns, areas of ornamental garden and many shrubs to include camellias, a magnolia, palms and fig tree etc. There are productive vegetable gardens and a raise area with summerhouse and verandah, which benefits from good sea views. Additionally there is a garage with separate workshop to the rear.

From the entrance driveway, uPVC double glazed doors open to the....



ENTRANCE PORCH

Recently replaced uPVC double glazed windows and a high set gable window overlooking the front aspect. Polycarbonate ceiling, feature quarry tiled floor and painted brick-work. A large original inner entrance door, being part panelled and part glazed opens to the....

RECEPTION HALL

An elegant and welcoming space with stripped and varnished floorboards, which extend through much of the ground floor. High ceiling with cornice, picture rail with original embossed wallpaper above and a dado rail. A fabulous period staircase with carved newel post and balustrade rises to a HALF LANDING with a beautiful leaded light stained glass window above. Large under stairs area with radiator and coat hooks. Stripped panel doors with finger plates, two of which have ornate carved architraves open to the principal rooms.



SITTING ROOM

A beautiful, stylish and spacious room with a high ceiling having a cornice. Picture rail, high skirting boards and stripped and varnished floorboards. A front facing sash bay window overlooks the front aspect and has some good views over the surrounding area towards countryside in the distance. There is a feature fireplace with marble surround, feature scrolls, a mantle over and a raised slate hearth upon which there is a log burning stove. Radiator and serving hatch to the kitchen/dining room.

From the sitting room a glazed door leads to the large CONSERVATORY, which is set at the side of the property having multiple uPVC double glazed windows, a sloping uPVC double glazed ceiling with opening panel and a radiator, as well as french doors leading to the outside.

DRAWING ROOM

Another particularly lovely reception/entertaining space with a high ceiling having a feature cornice. Picture rail and an front facing sliding sash window with some outlook over the surrounding area. Stripped and varnished floorboards and there is a feature fireplace with raised slate hearth upon which there is a feature gas stove. High skirting boards, radiator and wall lights.

KITCHEN/DINING ROOM

An attractive space with rustic farmhouse styling having a large chimney breast with a recessed powder coated Aga, a tiled surround and a high mantle over. Beautiful built in large dresser unit with cupboards, drawers and display cabinets. There is an area of granite work surface with cupboards and drawers beneath and an under mounted butler style sink with mixer set as well as panelling and an integrated plate rack over. Area timber block work surface with cupboards and drawers beneath as well as an island unit, also having an area of timber block surface with an inset four ring gas hob as well as cupboards and drawers beneath. Panel doors open to two useful shelved pantries, one of which houses the microwave. A further panel door opens to the....

UTILITY ROOM/BOOT ROOM

A useful and practical space with a tiled floor and a side facing sliding sash window. Built in units with areas of timber block work surface with cupboards and drawers beneath and cupboard and display cabinet above. High level shelving, space for full height fridge freezer as well as under surface space for washing machine and a dishwasher. Leading off the utility/boot room there is a....

WET ROOM STYLE SHOWER ROOM

With a part opaque glazed sliding sash window, vinyl

panelling to the walls, waterproof flooring, a pedestal wash hand basin and a wall-mounted electric shower.

LOBBY AREA

With a tiled floor and a panel door with cat flap opening to the outside. High wall mounted electricity meter.

FIRST FLOOR LANDING

With cornice to ceiling, dado rail, panel doors to the first floor rooms, high skirting boards as well as a feature balustrade and carved newel posts around the stairwell.

BEDROOM ONE

A particularly lovely light and spacious room with cornice to ceiling and a feature fireplace with carved surround, mantle over, raised tiled hearth and cast iron inset with tiling and grate. A front facing sliding sash window has outstanding views over the surrounding area towards parts of Teignmouth, the Teign estuary, a local coastal landmark known as The Ness, Shaldon and across Labrador Bay towards Babbacombe. High skirting boards and radiator.

BEDROOM TWO

Another beautiful spacious room with a front facing sliding sash bay window with outstanding coastal views, similar to those described from bedroom one. High ceiling with cornice and a feature fireplace with carved surround, mantle over and a cast iron and tiled inset. Radiator.

BEDROOM THREE

Another appealing room with a part cornice to the ceiling, painted floorboards and a side facing box-bay sliding sash window with deep display sill and cupboards beneath, taking in good westerly views across parts of the town as well as views as described towards the estuary and sea. Built in cupboard, further cupboards above bed space, high skirting boards and a double radiator. Panel door to.....

EN-SUITE SHOWER ROOM

With full height tiling to the walls and ceramic floor tiles. There is a three piece suite comprising a shower cubicle with thermostatically controlled shower, a large pedestal wash

hand basin and a WC. Spotlights, extractor fan and a ladder style radiator/towel rail.

BATHROOM

Extremely spacious with a side facing sliding sash window having some good views over the surrounding area and a 4-piece suite comprising a freestanding, roll top claw feet bath, a large modern shower cubicle with glazed screens, ceramic tiling and shower with dual heads and dual controls, a large period style wash hand basin with tiled surround, mirror, shelf and shaver light over and unit with drawers and tiled surface with WC beside. Radiator, high skirting boards, ladder style radiator/towel rail and spotlights to ceiling.

OUTSIDE

To the front of the property an open entrance opens to the sweeping DRIVEWAY approach which is laid to gravel. Additionally there is gated pedestrian access from Brookfield Drive with steps also descending to the driveway having large areas of bedding to either side retained by stone walling and stocked with numerous shrubs, trees and flowering plants. Number 1 has ownership of the main expanse of driveway with access and parking rights for number 2. There is a raised area with feature quarry tiling upon which there is a greenhouse and there are with raised lavender beds to the front. Additionally there is an "up and over" door opening into a good-sized GARAGE with window to side and separate WORKSHOP/STORE accessed from the rear. There is a courtyard area with log store and a timber gate opening to the gardens. Set below the bay windows on the front elevation of the house there is a fantastic, approximately south facing terrace having paved steps down from the afore mentioned conservatory. Beyond this there are mature south facing gardens with a gravel path having a well stocked area of bedding to either side with shrubs and grasses, leading to a shaped area of lawn with well stocked borders having camellias and palms. There is a mature oak tree on the boundary and a further paved pathway with gravel surrounds opens to the side and rear gardens where there are expansive area of raised bedding, well stocked with mature palms, shrubs a magnolia, fruit trees and additionally there are productive raised vegetable planters. There is also a herb garden and an olive tree as well as an ornamental pond.

Timber steps rise to a summer house with double timber entrance doors and an entrance verandah enclosed by a balustrade with the summer house and verandah having good sea views. Additionally there is an outside water tap and a mature fig tree.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold: Leasehold with two-third share of freehold.

Length of Lease: The lease is 999 years from 25th of March 2002.

Annual Ground Rent:

Ground Rent Review:

Annual Service Charge:

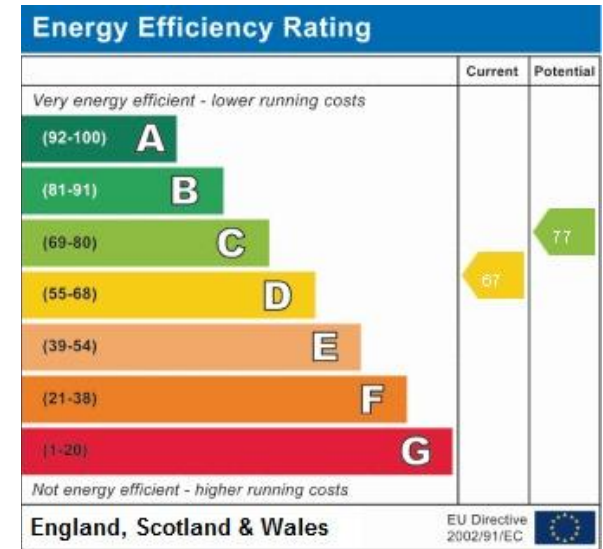
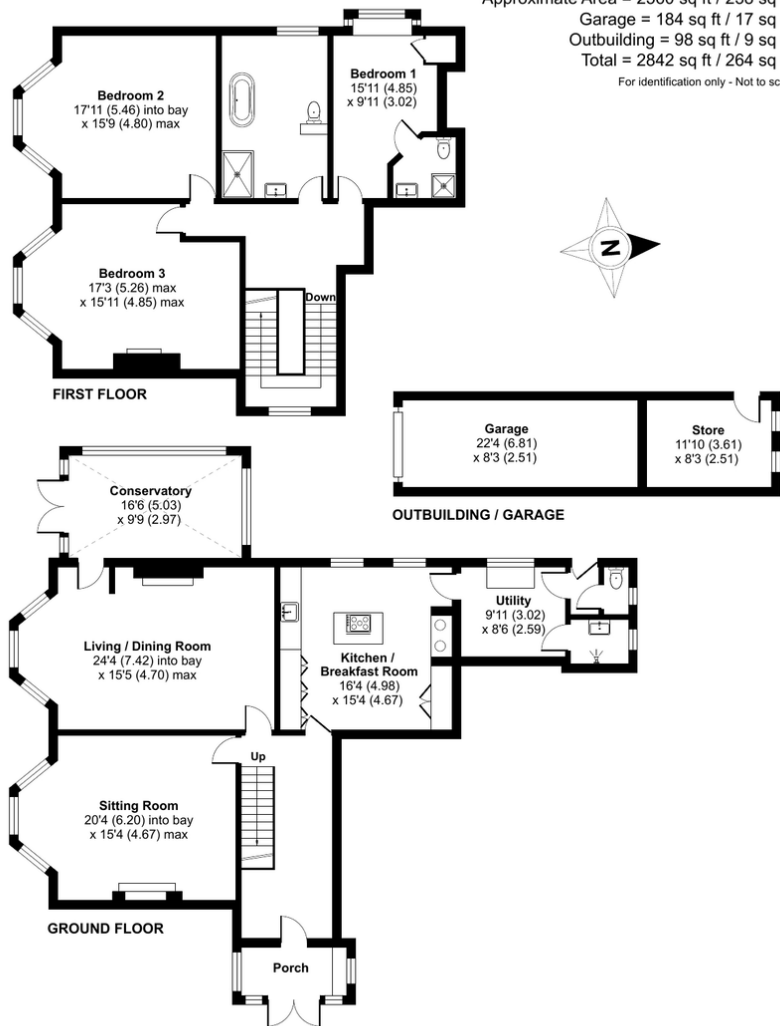
Service Charge Review:

Council Tax Band E



Brookfield Drive, Teignmouth, TQ14

Approximate Area = 2560 sq ft / 238 sq m
 Garage = 184 sq ft / 17 sq m
 Outbuilding = 98 sq ft / 9 sq m
 Total = 2842 sq ft / 264 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for NXMVE Group Ltd (Nexmove). REF: 904677



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