



- A SOUTH FACING INDIVIDUALLY DESIGNED 2010 BUILT DETACHED PROPERTY
- RECEPTION HALL WITH CLOAKROOM WC
- FREE FLOWING KITCHEN WITH DINING AREA AND SITTING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- FANTASTIC PRINCIPAL BEDROOM SUITE WITH VAULTED CEILING, BALCONY AND EN-SUITE
- TWO FURTHER FIRST FLOOR BEDROOMS, MODERN FAMILY BATHROOM
- SOME ESTUARY VIEWS
- GROUND FLOOR UNDER FLOOR HEATING
- BRICK PAVED DRIVEWAY WITH ELECTRONIC ENTRY GATE
- ATTRACTIVE ENCLOSED REAR GARDEN

**Newton Road, Bishopsteignton, TQ14 9PP**

**£600,000**

An attractive individually designed 2010 built property set on the fringes of the popular estuary village of Bishopsteignton. Ground floor under floor heating and some estuary views. Reception hall, cloakroom WC, free flowing receptions and high quality kitchen with integrated appliances, study/bedroom four, utility/boot room, principal bedroom suite with balcony and luxury en-suite, two further first floor bedrooms, luxury bathroom, brick paved driveway providing ample parking, enclosed rear garden.



## Property Description

### LOCATION

"Shaker House" 36a Newton Road occupies a predominantly level plot on the fringes of this sought-after estuary village. Nearby footpaths provide pedestrian access to the estuary foreshore and 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

Shaker House is a beautifully appointed individual designed detached property built in around 2010 with New England style external aesthetics with rendered and weather-boarded elevations set beneath tiled rooves and there is a feature balcony on the front elevation. The property has attractive family sized accommodation with a welcoming entrance hall having engineered oak flooring with under floor heating which extends throughout the ground floor. There is a free-flowing principal reception room with luxury kitchen area having granite work surfaces and integrated appliances as well as a dining area and a sitting area opening to the enclosed back garden giving a good sense of inside outside living and with these areas also having engineered oak flooring. Additionally, to the





ground floor there is a cloakroom WC, a study/bedroom four and a useful utility/boot room. To the upper floor, the part galleried landing has a glazed balustrade above the stairwell as well as good size store/linen cupboards, one of which serves as a large wardrobe. The principal bedroom suite is something of a showpiece for the house having a high vaulted ceiling and a front facing high gable window with bespoke shutters and French doors opening onto a balcony with the window and balcony having views towards the estuary and there is a luxury four-piece ensuite shower room. Additionally, the second bedroom has a high vaulted ceiling, a Juliet balcony and views towards countryside on the higher reaches of the village and there is a good sized third bedroom also with some outlook. Additionally, there is a good quality family bathroom. To the front of the property there is a good-sized expanse of brick paved driveway providing parking for several vehicles. There is an external terrace and seating area with feature glazed panel taking in estuary views. The frontage is enclosed by high level timber fencing and there is a secure electronically operated entry gate. Outside to the rear of the property there is an attractive and level landscaped garden laid to a large expanse of paved terrace and there is a shaped lawn with well stocked borders.

To the front of the property, approached from the brick paved driveway, there is a paved entrance area with canopy above and outside light, a uPVC opaque double glazed entrance door opens to the...

### RECEPTION HALL

A lovely large welcoming space with engineered oak flooring having under floor heating which is zonally controlled and extends throughout the ground floor of the property. A timber veneer door opens to a large under stairs store cupboard housing the manifold for the under-floor heating, spotlights to ceiling, further timber veneer door opening to the...

### **CLOAKROOM WC**

With side facing uPVC opaque double glazed window, ceramic floor tiles, extractor fan, two piece suite comprising corner mounted wash hand basin with tiled surround, WC.

Also in the reception hall turning stairs with uPVC double glazed window on the half landing, rise to the upper floor. A large opening free flows to the...

### **PRINCIPAL RECEPTION ROOM**

With sitting, dining, and kitchen areas with engineered oak flooring throughout this space.

### **KITCHEN**

Two front facing uPVC double glazed windows having some outlook over the surrounding area including glimpses of the estuary and countryside beyond, side facing uPVC double glazed window, spotlights to ceiling. The kitchen is well fitted with a stylish modern kitchen having high gloss cupboard door and drawer fronts and extensive areas of polished granite work surface, attractive tiled surrounds, matching island unit with shaped area of granite surface extending to a breakfast bar and an under mounted one and a quarter bowl Franke sink unit with mixer set, integrated appliances include a four ring Bosch ceramic hob with filter over, Bosch double oven/combination grill, full height fridge and separate freezer, and a dishwasher.

### **DINING AREA**

Providing ample space for a dining table and chairs with a side facing uPVC double glazed window.

### **SITTING AREA**

With spotlights to ceiling, uPVC double glazed French doors with full height uPVC double glazed windows to either side open to and overlook the back garden and have views towards countryside on the fringes of the village.

### **STUDY/GROUND FLOOR BEDROOM**

With engineered oak flooring, front facing uPVC double

glazed window having some good views over the surrounding area towards countryside in the distance, spotlights to ceiling.

### **UTILITY ROOM/BOOT ROOM**

With a rear facing uPVC double glazed window overlooking the back garden and having good views towards countryside on the fringes of the village, side facing uPVC opaque double glazed door opening to the outside with cat flap. Ceramic floor tiles. Fitted unit with area of laminate rolled edge work surface with tiled surround and inset single drainer stainless steel sink unit with mixer tap, under surface space for washing machine and tumble dryer, wall mounted Baxi boiler supplying under floor and central heating.

### **FIRST FLOOR LANDING**

With a feature glass balustrade above the stairwell. Timber veneer doors to the principal first floor rooms, radiator with feature cover, hinged access to loft space with pull down ladder. Double timber veneer doors open to a particularly good size wardrobe/store, a further timber veneer door opens to a linen cupboard with light.

### **PRINCIPAL BEDROOM SUITE**

A particularly lovely light and spacious room with high vaulted ceiling and feature gable set angled uPVC double glazed windows and inset uPVC double glazed French doors with full height windows beside and bespoke shutters open to a lovely decked balcony with glass and brushed steel balustrade. Through the windows and from the balcony, good views are enjoyed over the surrounding area taking in views towards the Teign estuary and rolling countryside beyond. Radiator with feature cover. A timber veneer door opens to the...

### **LUXURY EN-SUITE SHOWER ROOM**

Fitted with ceramic flooring and a high quality four-piece suite with full height tiled surrounds comprising a large shower cubicle with glazed screens, dual controls and dual heads, feature unit with areas of surface, tow inset wash

hand basins, tiled surrounds, cupboards, and drawers beneath. Additionally, there is a WC, ladder style radiator/towel rail and spotlights to the ceiling. double glazed skylight, two shaver points.

### **BEDROOM TWO**

Another impressive room with a high vaulted ceiling and uPVC double glazed French doors with full height uPVC double glazed windows to either side opening to a Juliet balcony with cast iron balustrade with the windows having good views across parts of the village towards Humber Down and countryside. Radiator with cover.

### **BEDROOM THREE**

Currently in use as a study. Another attractive room with a front facing uPVC double glazed window having some good views over the surrounding area taking in glimpses of the estuary. Radiator with cover.

### **FAMILY BATHROOM**

Attractively fitted with a good quality three-piece suite with ceramic tiled surrounds comprising a part curved deep bath with attached shower screen, mixer set and shower with dual controls over, unit with inset wash hand basin with mixer set, tiled surround, cupboard beneath, WC beside. Ceramic floor tiles, spotlights to ceiling, extractor fan, ladder style radiator/towel rail, shaver point, uPVC opaque double-glazed window.

### **OUTSIDE**

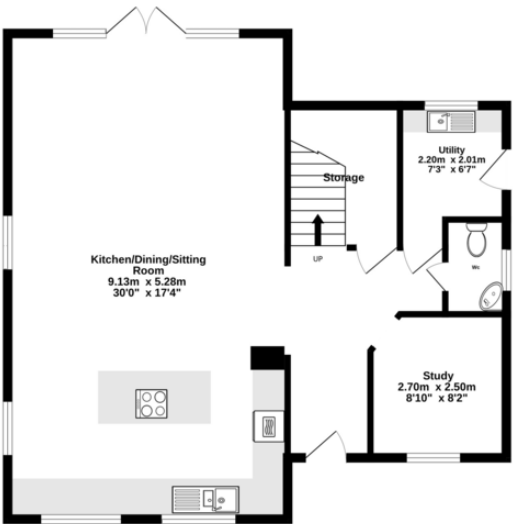
To the front of the property there is a secure electronically operated entry gate which opens to the frontage which is largely laid to an expanse of brick paved driveway which provides PARKING for several vehicles. Feature raised area of stone chippings with external power points, mature magnolia, and further circular area with two large inset palm trees. The frontage is enclosed by timber panel fencing and there is a well-placed seating area with a glazed panel giving a good aspect over the nearby Teign estuary with Ringmore, Shaldon and a coastal landmark known as the Ness being seen in the distance. There is

also a raised front terrace being paved. Gated access from the front of the property opens to a side area where there are feature stone chippings and a paved pathway, as well as a good-sized timber shed with window to side and further external stores, as well as a mature cherry tree and the meter cupboards are placed on this side of the property as well. To the rear of the property there is a particularly attractive level enclosed garden. There is an external water tap and a feature shaped, paved terrace providing great options for outdoor entertaining etc. Adjoining the terrace there is a shaped lawn with feature borders laid to stone chippings and various shrubs. There is a mature palm, and the back garden is enclosed by timber fencing and there is external lighting. A pathway also extends around the other side of the house giving gated access to the front. Additionally, there are external power points.

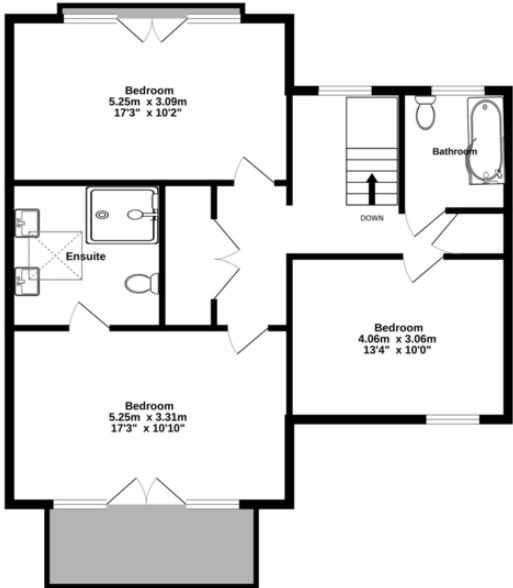


Freehold  
Council Tax Band E

Ground Floor  
75.2 sq.m. (810 sq.ft.) approx.

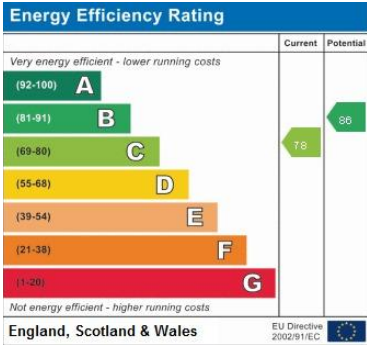


1st Floor  
75.2 sq.m. (809 sq.ft.) approx.



TOTAL FLOOR AREA : 150.4 sq.m. (1619 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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