



- AN ELEGANT DETACHED VICTORIAN VILLA, SET WITHIN HALF A MILE OF THE TOWN CENTRE AND PROMENADE
- MANY OUTSTANDING FEATURES AND GOOD SEA AND ESTUARY VIEWS
- BEAUTIFUL RECEPTIONS AND AN ATTRACTIVE KITCHEN/DINING ROOM
- GROUND FLOOR SUITE OF ROOMS PROVIDING A SELF-CONTAINED ANNEXE IF REQUIRED
- FIVE UPPER FLOOR BEDROOMS, THREE WITH EN-SUITES AND A LUXURY FAMILY BATHROOM
- CELLAR ROOMS AND LOVELY MATURE GARDENS AND TERRACES
- LARGE GARAGE AND A GOOD RANGE OF VERSATILE OUTBUILDINGS
- SOLAR PHOTOVOLTAIC PANELS

Third Drive, Teignmouth, TQ14 9JT

£1,100,000

A beautiful and elegant detached Victorian villa with many outstanding features and good sea and estuary views, being conveniently set around half a mile from the town centre and promenade. Many original features, stylish and large reception spaces and potential for a self contained ground floor annexe. Five first floor bedrooms (three with en-suite shower rooms) and a luxury family bathroom. Cellar, mature gardens and terraces, large garage and a good range of outbuildings.



Property Description

SITUATION

Meran House is enviably positioned in a "tucked-away" residential location within around half a mile of Teignmouth 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, being a short walk away from Meran House, 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

Meran House is an imposing detached Victorian property with a beautiful double bay frontage. The expansive accommodation has a large entrance porch with a workshop/studio leading off and there is an elegant reception hall with a high ceiling and cornice and the original staircase. There is an elegant sitting room with feature fireplace having log burning stove, a high ceiling with cornice and rose and a splayed bay window taking in some good views. The kitchen/breakfast room also has a bay window with good views and an attractive range of units, with this room also having a high ceiling with cornice and rose. Leading off this there is a garden room/utility with a cloakroom/WC. The rooms set at the rear of the property can easily be arranged as a self-contained annexe if required but currently comprise a lobby, a lounge, a separate dining room, a kitchen/breakfast room along with a bedroom and shower room. Additionally to the ground floor, access can be gained to useful cellar rooms from under the stairs, with one of these currently serving as an additional workshop. To the upper floor, many of the rooms have tremendous views taking in parts of the town, the sea, various coastal features and a sweep of the Teign Estuary. Three of the first floor bedrooms have modern en-suite shower rooms with the fourth bedroom having an en-suite WC. Leading off a mezzanine landing, there is a further bedroom and a luxury five-piece family bathroom. Meran House has good sized, mature gardens and grounds. To the front of the property set below the bays, there is a terrace extending to





a deck, providing a wonderful spot to sit and contemplate the surroundings. Set below this there is a broad sweep of lawn and there is a good quality, large external studio/workshop. Additionally there is a lovely range of mature shrubs and flowering plants, to include palms and a magnolia. Approached from Third Drive there is an expansive parking area providing parking for several vehicles and there is a paved entrance courtyard with a log store beside, along with well as rear and side gardens. In addition there is a unexpectedly large garage/workshop with a large garage area having a workshop set to the rear. Adjoining this there is a potting shed and there is also a greenhouse and a further shed.

From the paved entrance area, glazed and panelled double doors open to the....

ENTRANCE PORCH

A large and welcoming space with ceramic floor tiles and multiple windows overlooking the garden and courtyard. Dado rail and a panel door opens to....

WORKSHOP/STUDIO

A useful space with multiple uPVC double glazed windows overlooking the garden and the front aspect. Recess with shelves.

From the entrance porch, a feature large panel and opaque glazed entrance door opens to....

RECEPTION HALL

An elegant space with a high ceiling having an ornate cornice with feature moulded corbels and a ceiling rose. Picture rail, dado rail and a feature wide staircase rises to the first floor with carved balustrade. Radiator, and under stairs access to a steps that descend to the cellar. Panel and glazed doors open to the principal rooms.

CELLAR

The two room cellar has strip lights and power points and space for workbench and shelving etc.

CLOAKS ROOM

With coat hooks and a side facing uPVC opaque double glazed window.

SITTING ROOM

A particularly lovely room with a high ceiling, having an ornate cornice and central rose. There is a front facing uPVC double glazed splayed bay window having good views over the front aspect, across the lawn and taking in views towards Shaldon, glimpses of the River Teign and countryside beyond. There is also a feature fireplace with a marble surround, mantle over, a raised tiled hearth, a cast iron and tiled inset



and a large multi fuel stove. High skirting boards, picture rail, dado rail and radiator.

KITCHEN/DINING ROOM

The kitchen/dining room is another lovely space with a high ceiling having an ornate cornice and central rose. There is a uPVC double glazed splayed bay window overlooking the garden and having views in the west towards the Teign Estuary, Ringmore and the rolling hills beyond. The dining space is set in the window and has ample space for a large dining table and chairs and there is engineered timber flooring. The kitchen area has a good range of units with oak cupboard door and drawer fronts, there are extensive areas of roll-edge laminate work surface extending to a peninsular unit with breakfast bar and there are feature tiled surrounds. There is a double bowl, single drainer stainless steel sink unit with mixer tap and a built-in five-ring gas hob, as well as a built-in double oven. There is also space for a large American-style fridge/freezer, space for a dresser, high skirting boards, radiator and spotlights. From the kitchen, an opaque glazed door opens to the....

UTILITY/GARDEN ROOM

A useful space with multiple uPVC double glazed windows overlooking the front, side and rear gardens and a door opens to the terrace at the front of the property. The garden room area has an area of roll-edge surface with cupboards beneath and there is a recess housing the gas boiler supplying central heating. The utility area also has areas of roll edge work surface and there is an inset stainless steel sink unit with mixer tap and cupboard beneath, as well as under-surface space for a washing machine and a tumble dryer. From the utility space a panel door opens to a....

CLOAKROOM/WC

With WC and a uPVC opaque double glazed window.

From the reception hall, panel doors open to the rooms at the rear of the property, there is a large LOBBY AREA with a radiator, ample space for book shelving and high-mounted meters. From here an opaque glazed door opens to a porch area with uPVC double glazed window and a uPVC door opens to the outside. The suite of rooms at the rear of the house make single-level living and/or a self contained annex possible.

DINING ROOM

With cornice to ceiling, a picture rail and a uPVC double glazed window overlooks the entrance area. High skirting boards and a radiator.

LOUNGE

With a large, side facing uPVC double glazed window overlooking the

side garden, radiator, dado rail, picture rail and a feature fireplace with raised hearth, tiled inset and mantle over. Spotlights.

SECOND KITCHEN

With a uPVC double glazed door opening to the side garden with a full height uPVC double glazed window beside. There is a range of modern units with white "high gloss" cupboard door and drawer fronts and extensive areas of roll-edge laminate work surface with tiled surrounds. There is a built-in four-ring gas hob, under surface space for a washing machine and space for a fridge/freezer. Built in cabinet, single drainer stainless steel sink unit and a wall mounted Worcester boiler supplies central heating to this part of the property. Radiator and strip light.

GROUND FLOOR SHOWER ROOM

With a walk-in shower area having waterproof flooring, full height tiling and a Mira shower, with there being a uPVC opaque double glazed window set within this space. Pedestal wash hand basin with mirror over and a WC. Ceramic floor tiles, ladder style radiator/towel rail and a wall mounted electric heater.

GROUND FLOOR BEDROOM/STUDY

(Currently in use as a store room) with a side facing double glazed window, a double radiator and timber effect flooring.

MEZZANINE LANDING

With feature moulded corbels and coloured glass period windows above stairs rise to the....

MAIN LANDING

With a feature balustrade around the stairwell and panel doors to the principal first floor rooms.

FIRST FLOOR BEDROOM 5

With a uPVC double glazed window having some views over the surrounding area and there is a feature fireplace with a cast iron inset. Radiator and a good sized linen cupboard with multiple slatted shelves. A uPVC double glazed window overlooks the garden.

FIRST FLOOR FAMILY BATHROOM

The luxury family bathroom is fitted with a five-piece high quality suite, comprising a free-standing deep oval bath with a free-standing mixer set with shower attachment beside, there is a bidet, a WC, a wall mounted wash hand basin with mixer set and mirror above and there is a large shower cubicle with glazed screens, dual heads and triple controls. Full height ceramic tiling to walls, extractor fan and a side facing uPVC opaque double glazed window. Shelved recess and a feature fireplace with cast iron inset. Ladder style radiator/towel rail and wall lights.

FIRST FLOOR BEDROOM 1

A particularly lovely, light and spacious room with a front facing uPVC double glazed splayed bay window with good views over the surrounding area taking in parts of the town and the sea and there are wonderful views towards the Teign Estuary, a local coastal landmark known as the Ness and the pretty coastal village of Shaldon. High ceiling with cornice, picture rail and radiator. Panel door to....

EN-SUITE SHOWER ROOM

With a large uPVC opaque double glazed window, waterproof flooring and a modern three piece suite comprising a tiled shower cubicle with Triton shower, a pedestal wash hand basin and a WC, both with ceramic tiled surrounds. Shaver point, shaver light and radiator.

FIRST FLOOR BEDROOM 2

Another appealing, spacious and light room with a front facing uPVC double glazed splayed bay window also with good views towards the sea, as described and also taking in excellent views towards the Ness, Shaldon, a broader sweep of the Teign Estuary, Shaldon Bridge, Ringmore and countryside beyond. High ceiling with cornice, picture rail, radiator and panel door to....

EN-SUITE SHOWER ROOM

With a side facing uPVC opaque double glazed window and a modern three piece suite comprising a tiled shower cubicle with thermostatically controlled shower, a pedestal wash hand basin with tiled surround, mirror, shaver point and shaver light over and a WC. Radiator.

FIRST FLOOR BEDROOM 3

Another lovely room with side facing uPVC double glazed window having good westerly views towards the Teign Estuary and countryside beyond. Radiator and a panel door opens to the.....

EN SUITE SHOWER ROOM

Fitted with a modern three piece suite with full height tiled surrounds comprising a curved shower cubicle with thermostatically controlled shower, there is a unit with inset wash hand basin, mixer set, cupboard beneath, mirror and shaver light above and a WC. Shaver point and a ladder-style radiator/towel rail.

FIRST FLOOR BEDROOM 4

With picture rail and a side facing uPVC double glazed window with some views over the surrounding area. Radiator, panel door to....

EN-SUITE WC

Having a recess with unit having a wash hand basin with mixer set and cupboard below, ceramic tiled surround and shaver light over. WC and radiator.

OUTSIDE

To the side of Meran House, approached from the access lane, double timber gates open to a brick paved entrance area/courtyard, being laid to a herringbone pattern providing an attractive approach. Immediately to the front of the property, also approached from the road there is a parking area providing parking for several vehicles from where a rustic arch is approached giving access to a pathway that extends to the aforementioned entrance area. To one side of this pathway there is a raised border with a fabulous range of plants to include mature palm trees, shrubs, conifers and flowering plants. Immediately in front of the house there is a lovely south facing garden with a sweeping lawn, with this area being primarily enclosed by hedging and natural borders. Set above the lawn there is a terrace extending to a raised decked area with external power points, providing a wonderful space to sit and contemplate the views and surroundings and there is an area with pergola and vine adjoining this. Set below the deck, adjoining the sweeping lawn, there is an ornamental garden pond with lilies, outside lighting and a deck beside. From the front garden, a paved pathway leads to a decked area with fantastic mature magnolia beside, providing access to the excellent SUMMERHOUSE/STUDIO, with this building having timber elevations, a pitched roof, feature small paned windows to the front and side, power points and strip lights. This versatile space provides a multitude of possible uses. Adjoining the aforementioned entrance area/courtyard, there is a timber outbuilding providing good dry storage for bins and logs etc. To the rear of the property, immediately behind, there is a paved area and, set above this steps rise to a further area of lawn with various inset fruit trees. There is a large, part glazed potting shed, a greenhouse and a shed/outside store. There is also a raised vegetable planter in this area, with this part of the garden being enclosed by hedging and a feature stone wall. Set below this there is a further area of side garden with paved terrace, lawn, mature cherry tree and with this area being enclosed by laurel and conifer hedging. There is also a raised area with various mature shrubs, herbs and flowering plants. Also approached from the road there is a roll-up electric door which gives access to the very large GARAGE/OUTBUILDING, with this building having a garage section with pitched roof, strip lights and windows to the side, providing dry parking for at least one large vehicle. Beyond this there is a sizeable workshop area with pitched roof, lighting, block walls and a side window.

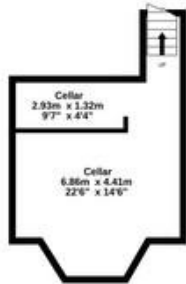
SOLAR PHOTOVOLTAIC PANELS

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.

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



Cellar
22.9 sq.m. (247 sq.ft.) approx.



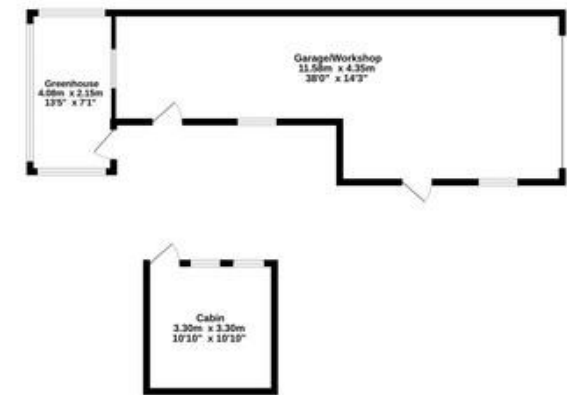
Ground Floor
341.9 sq.m. (3668 sq.ft.) approx.



1st Floor
61.7 sq.m. (665 sq.ft.) approx.

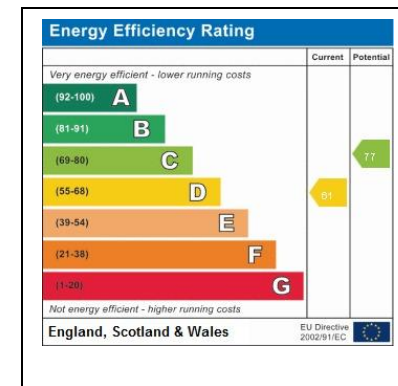


Outbuildings
81.3 sq.m. (872 sq.ft.) approx.



TOTAL FLOOR AREA : 338.9 sq.m. (3648 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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