



Teignharvey - TQ12 4RS

Newton Abbot

Offers Over **£1,500,000**

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Teignharvey

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Nestled in an idyllic rural setting, this exceptional 3-bedroom bungalow boasts breathtaking estuary views that stretch as far as the eye can see. With approximately 80 metres of river frontage and direct river access, this property offers a unique opportunity for serene waterfront living.

The interior of the home is equally as impressive, featuring a stunning kitchen breakfast room with doors onto the deck, a separate utility area, a cosy sitting room with a wood-burning stove, and a formal dining room. Three spacious double bedrooms, a useful loft room, a 4-piece bathroom/WC, and a separate shower room/WC provide ample space for comfortable living.

The beautifully landscaped gardens surrounding the property create a tranquil oasis, with an attractive block-paved driveway offering ample off-road parking and access to a second driveway with previous planning permission for a double garage. Additionally, there is potential for a second-story extension, allowing you to further enhance this already remarkable property. The principle rooms boast stunning views across the River Teign towards Dartmoor, while private drainage and solar panels add to the property's appeal.



Outside, the grounds of this property have been meticulously landscaped to create a harmonious blend of lawned areas, timber decking, and patio spaces - perfect for enjoying al fresco dining amidst the natural beauty of the surroundings. The gardens are adorned with a wide variety of flowering plants, trees, and shrubs, adding bursts of colour throughout the seasons. Steps lead down to the river, providing a tranquil spot to relax and enjoy the peaceful waterfront setting.

The property is accessed via an inviting block-paved driveway, providing ample parking space for cars, boats, and motorhomes. An additional driveway offers further parking opportunities, with lapsed planning permission in place for a double garage, offering potential for future development. Whether you are seeking a serene retreat or a unique waterfront lifestyle, this exceptional property offers a rare opportunity to embrace the beauty of riverfront living in a truly picturesque setting.

Garden

The grounds have been superbly landscaped and are set within a variety of lawned areas, timber decking and patio, ideal for al fresco dining. The gardens are stocked with an abundance of flowering plants, trees and shrubs. Steps give access to the river.

Driveway

The property is approached via an attractive block paved driveway allowing ample off-road parking. A second driveway is available for further parking.



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The property occupies a fabulous rural position on the edge of the River Teign with approximately 80m of river frontage enjoying some fabulous views over the river and adjacent fields. The much sought after village of Shaldon is within approximately 1 miles distance with its array of shops, facilities and amenities. The property occupies a fabulous tucked away position and offers a good deal of privacy.

Tenure: Freehold

Council Tax band: G

EPC Energy Efficiency Rating: D

- Idyllic rural setting with uninterrupted estuary views
- Approximately 80m river frontage with river access
- Potential for development subject to any planning permission
- Sitting room with wood burning stove and formal dining room
- Stunning kitchen breakfast room with separate utility
- A 4 piece bathroom/WC and separate shower room/WC
- Three double bedrooms and useful loft room
- Attractive block paved driveway allowing for ample off road parking
- Access to second driveway parking where there was elapsed planning permission for a double garage

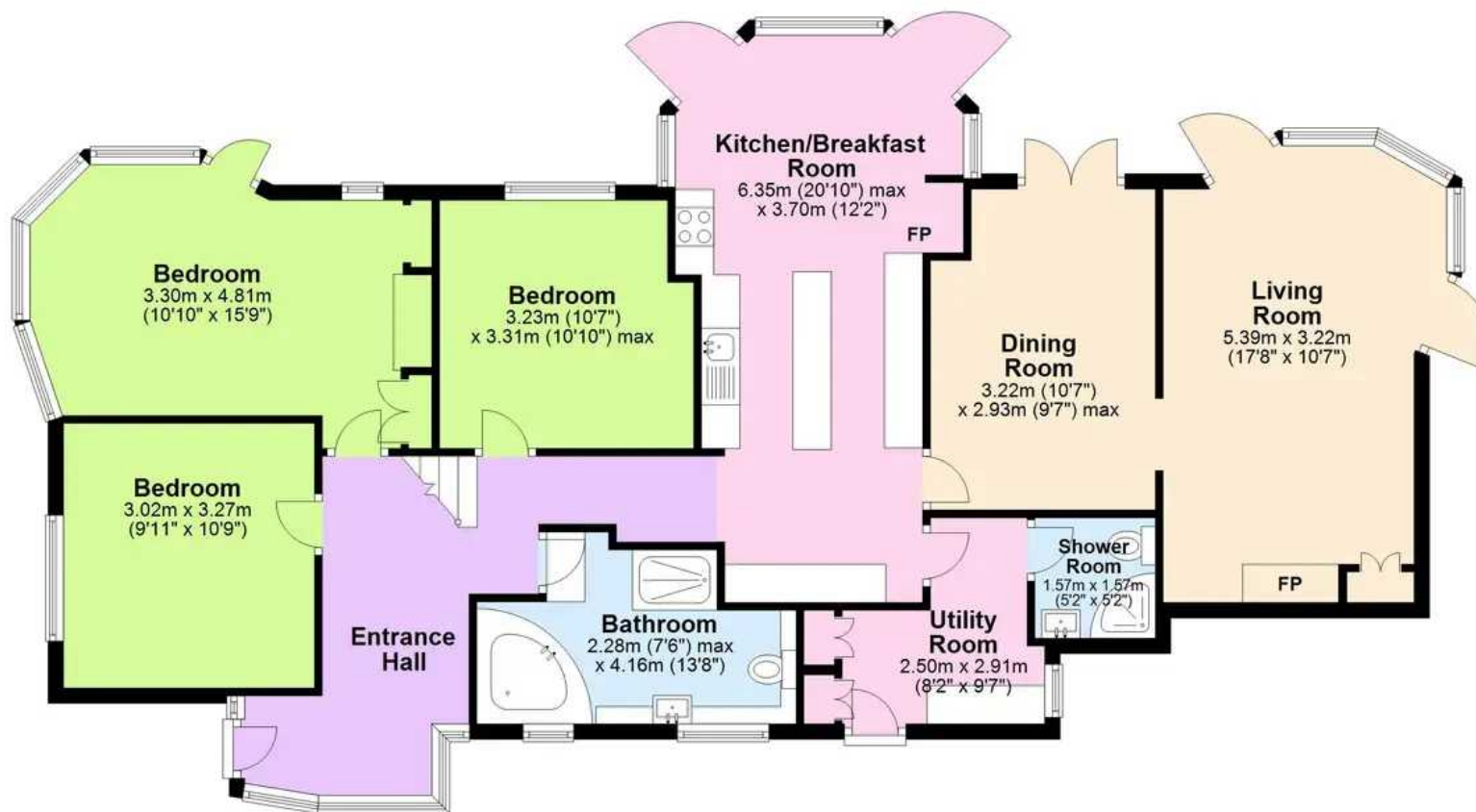




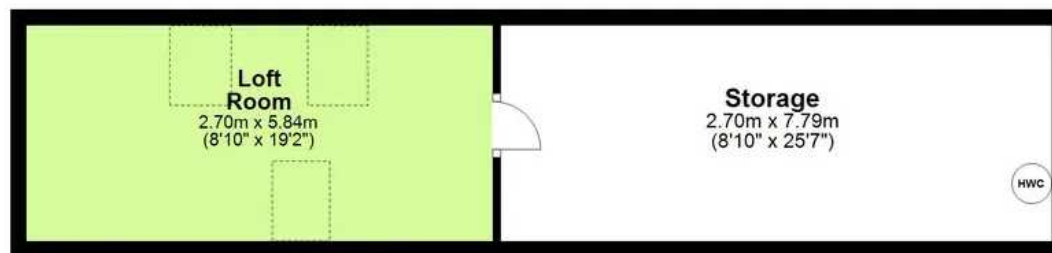
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Ground Floor



First Floor



Total area: approx. 160.5 sq. metres (1727.2 sq. feet)

Approx
Plan produced using PlanUp.

Archbrook





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