



- A BEAUTIFULLY-APPOINTED 2011-BUILT FREEHOLD BEACH HUT HOLIDAY RESIDENCE
- EXQUISITELY APPOINTED LIVING SPACES AND OUTSTANDING ESTUARY VIEWS
- BESPOKE KITCHEN WITH GRANITE WORK SURFACE AND INTEGRATED APPLIANCES
- BEAUTIFUL SHOWER ROOM WITH TUMBLED MARBLE TILING
- PRIMARY LIVING/SLEEPING SPACE WITH VAULTED CEILING AND MEZZANINE SLEEPING LEVEL
- FEATURE LIMESTONE FLOOR TILES WITH UNDER FLOOR HEATING
- BI-FOLDS OPEN TO THE LARGE BEACH-SIDE TERRACE

Strand, Shaldon, TQ14 0DL

OIEO £325,000

A very rare opportunity to acquire a freehold, beach-side holiday residence for year-round use.

Beach Hut 1 benefits from high quality fittings throughout, outstanding estuary views and direct access to the sandy beach. Primary living space with vaulted ceiling and mezzanine sleeping floor, with this space opening to the large beachside terrace. Stylish bespoke kitchen with integrated appliances, beautifully appointed shower room and paved amenity space. Potential for good holiday letting income. OIEO £325,000.





## Property Description

### LOCATION

Beach Huts Number 1 is perfectly positioned right in the heart of the sought after coastal village of Shaldon, with the property having direct access to the sandy beach and being set a short level walk from the village green and various amenities. Shaldon nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include 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 the old smugglers tunnel. There is a direct, mainline rail link to London Paddington from Teignmouth.

### DESCRIPTION

This unique 2011-built beach-side holiday residence is the largest of five similarly-styled holiday properties finished to exacting standards which are set in a truly outstanding position. The property has charming external aesthetics and a lovely approach with a useful brick-paved amenity space. The feature timber effect entrance door opens to the free-flowing accommodation which has large natural limestone floor tiles with under floor heating throughout. The entrance area has a cloaks/storage space and opens to the galley-style kitchen, which has a bespoke range of units with feature granite work surface and integrated appliances. The beautiful shower room with tumbled-marble tiling leads off this space. This kitchen in turn free-flows to the primary living space, which comprises a sitting/dining area with a high vaulted ceiling, a large electronic skylight with rain sensor and bi-fold doors out onto the expansive enclosed terrace, which has direct beach access through a private gate. Within the primary living area, turning stairs rise to a mezzanine sleeping floor with feature balustrade, with ample space for a large double bed or king-sized bed. The terrace and primary living spaces all benefit from truly outstanding views across the estuary taking in







Teignmouth harbour, the back beach and out to sea. The property is on the market for the first time ever and has generated a very respectable holiday letting income with near full occupancy. Figures available from the selling agent.

Immediately in front of the property there is a paved amenity area. A feature timber effect composite front door with porthole style window opens to the.....

#### **ENTRANCE AND GALLEY-STYLE KITCHEN**

Within the immediate ENTRANCE AREA there are coat hooks, a hanging rail and an electric radiator/towel rail. Large limestone floor tiles with electric under floor heating extend throughout the ground floor spaces. The entrance area opens to the KITCHEN AREA, a stylishly appointed space with a bespoke range of floor and wall mounted units. There is a beautiful area of granite work surface with matching surrounds and travertine tiling above, as well as an inset circular bowl sink unit with mixer tap. There is a built-in Lamona two-ring ceramic hob with Neff filter over, a built in oven and a built in Smeg fridge with freezer compartment. There is also a panelled ceiling with spotlights. A panel door opens to a useful under-stair store cupboard housing the electricity trip switches. The kitchen space free flows to the primary living space. Additionally, a sliding oak panel door opens to the.....



#### **SHOWER ROOM**

Also very well appointed with feature tumbled marble wall tiles and a modern three piece suite comprising a shower cubicle with folding door and Mira shower, a wall mounted wash hand basin and a WC. Part mirrored walls, panelling and spotlights to the ceiling and a mirrored cupboard door opens to a shelved toiletries cabinet.

#### **PRIMARY LIVING SPACE**

A particularly outstanding part of the property with a vaulted ceiling which is panelled and has a large skylight with automatic rain sensor. Bi-fold doors open to the terrace and, through these doors and from the terrace truly outstanding views are enjoyed across the Teign estuary taking in Teignmouth harbour, the back beach and out to sea. There are panelled walls with wall lights, a wall mounted television and three wall mounted porthole style mirrors. There is ample



Ground Floor  
17.0 sq.m. (183 sq.ft.) approx.

1st Floor  
7.3 sq.m. (79 sq.ft.) approx.



TOTAL FLOOR AREA : 24.3 sq.m. (262 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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space for furniture and a bed/settee and, from the reception space, turning stairs rise to the.....

### MEZZANINE SLEEPING FLOOR

With a feature balustrade, space for a bed and a panelled ceiling with spotlights.

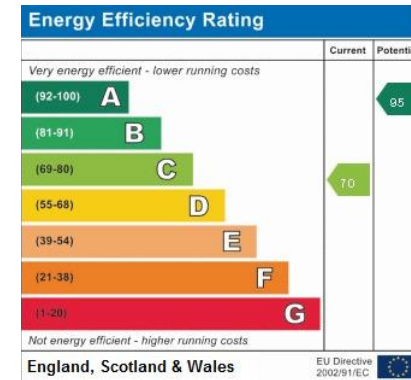
### TERRACE

The aforementioned bi-fold doors open to the terrace, which provides a fabulous sense of inside/outside living. The terrace also has large limestone tiles and is enclosed by rendered and feature stone walling. There is gated access directly onto the beach and the terrace provides the perfect spot to sit and contemplate the idyllic water and beach side surroundings.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band - N/A as commercially rated



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com  
01626 772507  
property@dartandpartners.com

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