



- A BEAUTIFUL DETACHED HOUSE
- SET WITHIN THE SOUGHT AFTER LINDRIDGE PARK DEVELOPMENT
- USE OF AROUND 23 ACRES OF COMMUNAL GROUNDS WITH SWIMMING POOL AND TENNIS COURT
- OVER 3000 SQ FT OF WELLAPPOINTED ACCOMMODATION AND LOVELY RURAL VIEWS
- SPACIOUS RECEPTION ROOMS
- STYLISH KITCHEN/BREAKFAST ROOM OPENING TO A SITTING ROOM
- FIVE BEDROOMS (THREE WITH EN-SUITES)
- A FURTHER TWO WITH INTERCONNECTING SHOWER ROOM
- BEAUTIFUL MATURE PRIVATE GARDENS
- EXTENSIVE DRIVEWAY PARKING AND DOUBLE GARAGE

Lindridge, Bishopsteignton TQ14 9TF

£1,200,000

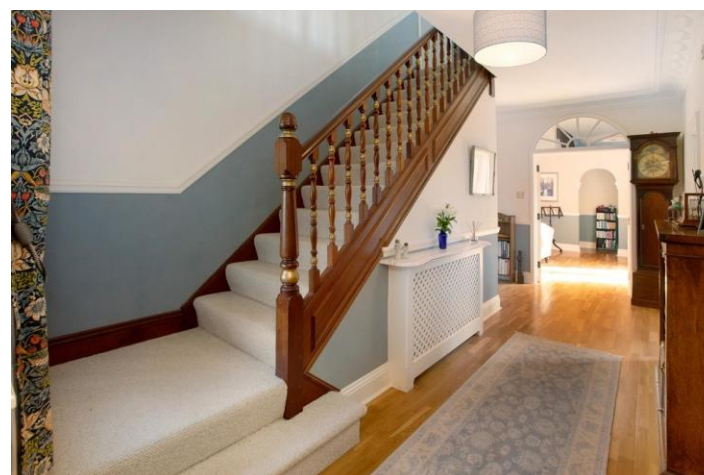
A particularly beautiful detached residence set within the elegant and grand Lindridge Park country estate. Feature entrance canopy, reception hall, drawing room with log burner, separate dining room and a cloakroom/WC. Stylish kitchen opening to sitting room and utility and five bedrooms (three with en-suites and a shower room serving the other two.) Wonderful views across the grounds and countryside and mature part-walled private gardens. Extensive driveway parking and double garage.

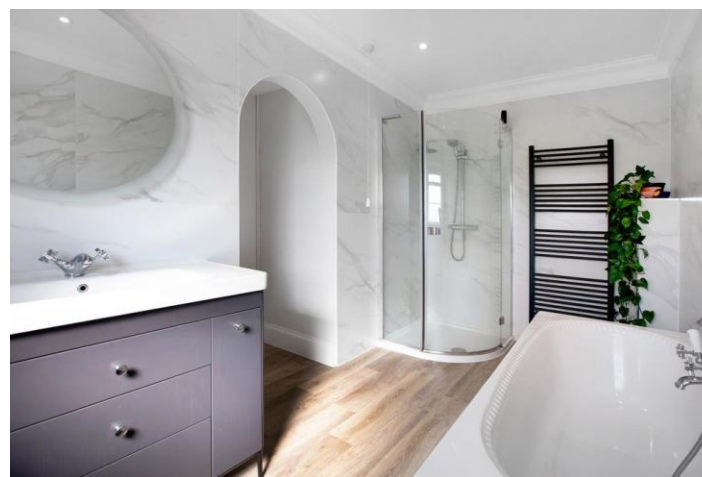


Property Description

DESCRIPTION

Lancaster House is a particularly appealing 1998-built detached residence set within the sought-after Lindridge Park development. Externally attractive, the property has feature brick elevations set beneath a slate roof and uPVC double glazed sash windows, many of which enjoy fantastic views over the Lindridge Park grounds and rolling countryside beyond. The accommodation extends to over 3000 sq ft and is well presented and laid out. At ground floor level a vestibule opens to the welcoming inner hallway and there is a beautiful drawing room with bay window and feature fireplace with log burning stove. The separate dining room is currently in use as a music room and has a lobby leading off to cloakroom/WC and opens to the garden. The kitchen/breakfast room is a stylish space, with the kitchen area being fitted with a high quality range of units with integrated appliances and feature marble effect composite worksurfaces. The kitchen opens to a sitting room, which in turn opens to the outside. In addition, the ground floor accommodation has a utility room with an internal door to the large double garage which has twin electric doors, power and light. To the first floor, the principal bedroom suite is a particularly appealing, light and spacious dual aspect room having built-in wardrobes and a concealed luxury four-piece en-suite bathroom. Bedrooms two and three also have built-in wardrobes and en-suite shower and bathrooms respectively and bedrooms four and five have a "Jack & Jill" shower room, with bedroom five currently being used as a study. The outside spaces are equally appealing. The sweeping brick paved driveway opens to an entrance canopy and has a particularly lovely front garden beside with shaped lawn, cherry tree and mature areas of bedding. The garden at the rear of the property is an absolute delight, being enclosed by brick and stone walling and shaped yew hedging and a gated arch gives direct access to the Lindridge Park grounds. The gardens have large expanses of two tier paved outside entertaining areas with awning, outside lighting and ornamental pond. There are shaped borders, beautifully stocked with roses, climbing roses and other flowering plants. Additionally there is a large expanse of lawn, a greenhouse and a garden room, ideal for drying etc.





SITUATION

Lindridge Park is a stunningly beautiful country house estate steeped in history, dating back to 1044. The grounds of the estate are set amongst beautiful rolling Devon countryside, just below Humber Down and the Little Haldon hills. Conveying a real sense of past grandeur, Lindridge is one of Devon's oldest manors and was converted in the early 1990's into high-end individual houses. The residents of the 21 properties at Lindridge Park benefit from access to and use of the 23 acres of private estate gardens and grounds, comprising a formal Italianate rose garden with pond and temple, a water garden with waterfall, spacious open areas, wooded walks and stone footpaths shaded by a wisteria adorned pergola and lush meadows etc. There is a heated swimming pool, a croquet lawn and tennis court for more active pursuits. The estate is surrounded by century old trees and enjoys far-reaching rural views. The setting offers great convenience with the cathedral city and county town of Exeter being set around 13-miles away, easily accessible via the A380, with its red brick university, private and public schools and the Princesshay shopping centre. For coastal pursuits and the beach, Teignmouth lies around 5-miles away and the local village of Bishopsteignton with its public houses, vineyard and village amenities is around 2 miles away. There is an 18-hole golf course around 2-miles away on the Little Haldon hills and Humber Barn offers a good local facility.

To the front of the property the brick paved driveway extends to the entrance area, which has a large canopy with pillars. Twin electric doors open to the double garage. A feature panel and part glazed front door with intercom entry system beside opens to the....

ENTRANCE VESTIBULE The entrance vestibule is a welcoming space with high quality timber flooring, a radiator with a cover, feature shelf and a mirror above. There is also an ornate cornice to the ceiling, a central rose and a dado rail. This space opens to the....

RECEPTION HALL Also with timber flooring and the staircase with a feature timber balustrade rising to the upper floor. Radiator with cover and shelf over and a uPVC opaque double glazed leaded light window. Ornate cornice and

ceiling rose, dado rail and a panel door opens to a good sized understairs store cupboard.

DRAWING ROOM The drawing room is a lovely dual aspect room with an ornate cornice, central rose ceiling and a dado rail. There is a generous uPVC double glazed sliding sash bay window overlooking the front garden and an angled radiator set within the bay. Additionally there is a feature fireplace with an ornate marble effect surround, a marble hearth and an inset log burning stove. Wall lights and a side facing uPVC double glazed sliding sash window. Dimmer switches for lights.

DINING ROOM (Currently in use as a lounge/music room). Another lovely room with the same high quality timber flooring, an ornate cornice and central ceiling rose. There is a front facing uPVC double glazed window overlooking the front garden, a dado rail and a radiator. uPVC double glazed French doors open to the outside at the rear and have good views over the surrounding area towards rolling countryside and Humber Down woods in the distance. A feature arch opens to the lobby area which has a panel door opening to the....

CLOAKROOM A good sized cloakroom with coving to the ceiling and a central rose. Front facing uPVC opaque double glazed window and ceramic floor tiles. WC and a wall mounted wash hand basin with tiled surround. Radiator with cover.

KITCHEN/BREAKFAST ROOM The kitchen/breakfast room is a particularly lovely space with a cornice and spotlights to the ceiling and with the breakfast area having ample space for a large dining table and chairs, as well as two radiators. A uPVC double glazed door opens to the outside and there are wall lights and fitted units within the breakfast area with an area of display surface and cabinet above. The kitchen area free-flows to the sitting room and there is solid slate flooring throughout these three spaces with part electric underfloor heating. The kitchen area is fitted with a high quality range of floor and wall mounted units and extensive areas of composite, marble-effect worksurface which extends to a peninsular unit. There are feature tiled surrounds and

numerous cupboards and drawers with contrasting coloured fronts. Good quality integrated appliances include a Neff five-ring ceramic induction hob with filter over, two built-in Neff ovens and a built in fridge and separate freezer and a dishwasher. Additionally there is an under-mounted Butler sink with a mixer set and a uPVC double glazed sliding sash window enjoys fabulous views across the walled back garden towards Lindridge Park grounds, rolling countryside and Humber Down beyond. The breakfast area also free-flows to the....

SITTING ROOM An excellent space with multiple full height uPVC sliding patio doors opening to the outside spaces at the rear of the property and giving a good sense of inside/outside living. There are also fantastic views across the garden towards the Lindridge Park grounds and Humber Down woods in the distance. Additionally there is a side facing uPVC double glazed window and gas fired log burner.

The kitchen area has a panelled door opening to the....

UTILITY ROOM The utility room is fitted with a good range of floor and wall mounted units comprising cupboards and drawers and there is an area of polished granite worksurface with tiled surrounds and an under-mounted Butler sink with mixer set over. There is under-surface space for a washing machine and a uPVC double glazed window enjoys good views similar to those already described. Radiator, full height cupboards, further appliance space and an ornate cornice and central rose to the ceiling. A cupboard houses the boiler supplying central heating and, from the utility room, internal door opens to the....

DOUBLE GARAGE A useful space with twin electric doors, power and light and two uPVC double glazed sliding sash windows enjoy good views similar to those already described. There are also wall mounted cupboards and the wall mounted electricity meter and trip switches.

FIRST FLOOR LANDING The first floor landing is set out in two parts with the main area of landing having a feature balustrade above the stairs, an ornate cornice and central ceiling rose, a radiator and a dado rail. The second area of

landing has a uPVC double glazed sliding sash window taking in wonderful views across the Lindridge Park grounds towards nearby and distant countryside and Humber Down woods. Double doors open to the airing cupboard, which houses the large pressurised hot water cylinder.

BEDROOM 1 A light and spacious dual aspect room with an ornate cornice and ceiling rose. There are two front facing uPVC double glazed windows taking in good views over the surrounding area and towards the water tower. Two further uPVC double glazed windows take in truly spectacular views across Lindridge Park grounds towards parts of the formal garden, nearby and distant countryside and Humber Down woods. There are four radiators with covers and a good range of built-in cupboards/wardrobes. Mirrored double doors open to the concealed....

EN-SUITE BATHROOM The luxury en-suite bathroom has a four piece suite with large marble effect ceramic tiled surrounds and good quality timber effect flooring. The suite comprises a curved shower cubicle with dual heads and dual controls, a deep oval bath with a mixer set, a WC and a large, contemporary-style wash hand basin with mixer set, cupboard and drawers below and a de-mist mirror above. Shaver point, extractor fan and spotlights to ceiling. There is also a uPVC double opaque glazed window and a ladder-style radiator/towel rail.

BEDROOM 2 An appealing room with a cornice and ceiling rose along with two front facing uPVC double glazed sliding sash windows with wonderful view across the grounds towards countryside as described. Two radiators, a built-in recessed wardrobe and a panel door opens to the....

EN-SUITE SHOWER ROOM Fitted with a modern three-piece suite comprising a good-sized shower cubicle with marble effect ceramic tiling, a wall mounted unit with wash hand basin, marble tiled surround, mixer set, drawer below and de-mist mirror above and a WC. Ladder style radiator/towel rail, extractor fan and spotlights.

BEDROOM 3 An attractive dual aspect room with front and side facing uPVC double glazed windows having some good

views over the surrounding area, with one of the windows taking in views towards Dartmoor in the distance. Two radiators, dressing area with built in wardrobes and a panel door opens to the....

EN-SUITE BATHROOM With ceramic tiling to the walls and floor and a three piece suite comprising a deep panel bath with shower screen and mixer set with shower attachment, a shell style pedestal wash hand basin and a WC. uPVC opaque double glazed windows, coving, spotlights and extractor fan to the ceiling.

BEDROOM 4 With two front facing uPVC double glazed sliding sash windows having some views across the front garden and over the surrounding area. Ornate cornice and ceiling rose, built in wardrobe, radiator and a panel door opens to the....

SHOWER ROOM With ceramic floor tiles, a uPVC opaque double glazed window and a three piece suite comprising a large shower cubicle with dual heads and dual controls, a wash hand basin with tiled surround, cupboard below and medicine cupboard above and a WC. Spotlights to ceiling and a ladder style radiator/towel rail. This shower room also "Jack & Jills" to....

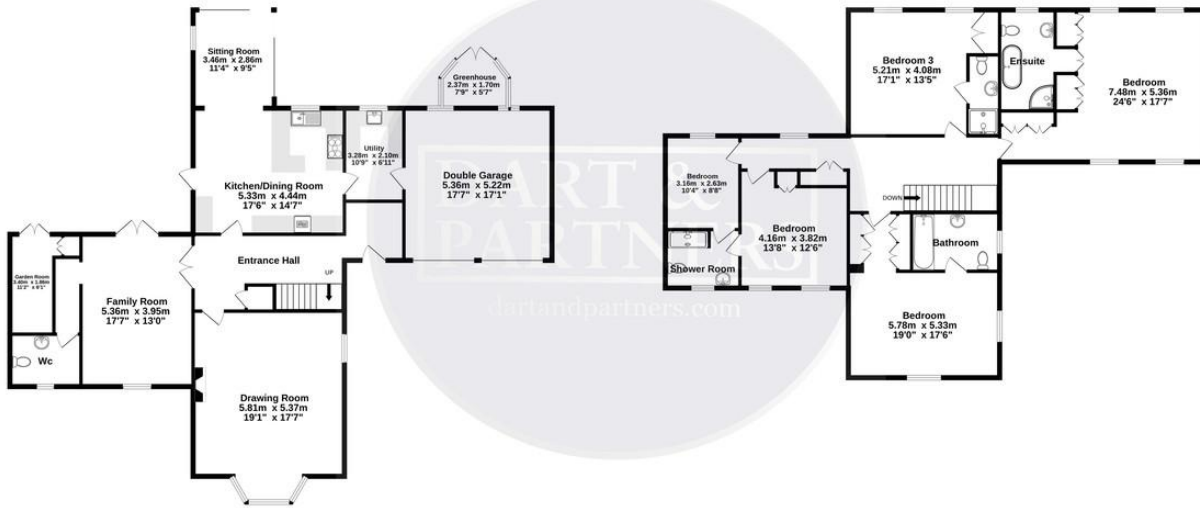
STUDY/BEDROOM 5 Having an ornate cornice and ceiling rose and a large uPVC double glazed sash window taking in outstanding views across the grounds towards countryside beyond as described.

OUTSIDE To the front of the property there is a large expanse of brick paved driveway providing ample parking and leading to the aforementioned entrance canopy. There is a cast iron balustrade set above a paved pathway, flanked by yew hedging which leads to a cast iron gate with brick arch above giving access to the back garden. Set beside the driveway there is a beautifully set out front garden with a shaped lawn with a mature cherry tree and a shaped bed/rockery with a good range of heathers, herbs, small conifers and flowering plants. The lawn is enclosed by low level stone walling and shrubs to the front and, to the side there is an area of bedding with high brick walling enclosing



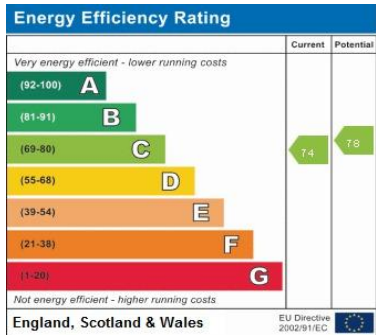
Ground Floor
157.9 sq.m. (1699 sq.ft.) approx.

1st Floor
143.5 sq.m. (1545 sq.ft.) approx.



TOTAL FLOOR AREA : 301.4 sq.m. (3244 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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Freehold
Council Tax Band G

Freehold:
Length of Lease: N/A
Annual Ground Rent: N/A
Ground Rent Review: N/A
Annual Service Charge: £3,900
Service Charge Review: TBC

this side. A further paved pathway runs around the front of the property and gives access to a second cast iron gate leading to a paved pathway with water tap, that in turn leads to the rear. The back garden is a particularly notable feature of Lancaster House. Set on one side of the garden there is a particularly lovely, two tier paved terrace, ideal for entertaining/al fresco dining. There is a feature cast balustrade between the two tiers and the lower tier has a circular ornamental garden pond. A high curved brick and stone wall encloses much of the back garden and there is a pretty border well stocked with specimen and climbing roses, lavender and other flowering plants. The higher paved terrace also has an awning, feature outside lighting and a uPVC double glazed door open to the GARDEN ROOM, ideal for drying/storage with a radiator and a built-in recessed cupboard. Adjoining the lower terrace there is a large expanse of sweeping lawn with a two tier timber deck set above. The garden is a fabulous space in which to contemplate the idyllic, peaceful surroundings and there are further borders also beautifully stocked with shrub and climbing roses and other flowering plants. A semi circular paved area has steps leading down to a gated stone arch which opens to the Lindridge Park grounds. In addition, within the back garden there is a GREENHOUSE/POTTING SHED.

MATERIAL INFORMATION - Subject to legal verification
The directors of the Lindridge Park Management Company are all residents at Lindridge Park. The most recent annual service charge was £3900 and includes the private water supply and drainage, along with the maintenance of the communal grounds, swimming pool and tennis court.



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