



- A BEAUTIFUL BARN CONVERSION SET IN A SOUGHT AFTER LOCATION
- MUCH CHARACTER AND CHARM THROUGHOUT
- ENTRANCE HALL, CLOAKROOM/WC, SPACIOUS SITTING ROOM WITH LOG BURNER
- DINING ROOM, FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS (TWO WITH EN-SUITE SHOWER ROOMS), MODERN FAMILY BATHROOM
- ENCLOSED PARKING AREA AND CAR PORT WITH EV CHARGING POINT
- BEAUTIFUL MEDITERRANEAN-STYLE PAVED COURTYARD GARDEN
- RANGE OF OUTBUILDINGS WITH UTILITY/BOOT ROOM, STORE AND GAMES ROOM/STUDIO

Higher Ringmore Road, Shaldon TQ14 0HG £895,000

A beautiful period-style barn conversion with much character and charm set in an excellent position on the fringes of the popular coastal village of Shaldon. Reception hall, cloakroom/WC, sitting room with log burner, dining room and kitchen/breakfast room. Four bedrooms (two with en-suites) and a modern bathroom. Secure parking, carport and a pretty, courtyard-style garden. Good range of outbuildings with utility/boot room, store room and large games room/studio.



Property Description

LOCATION

Ringmore Barn has an enviable position with a charming country lane approach in the sought after residential area of Ringmore on the fringes of the highly desirable coastal village of Shaldon. Shaldon has a strong sense of community and 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 an Ofsted 'Outstanding' rated primary school, 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 a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

Ringmore Barn is a beautiful, semi detached period-style property with classic external aesthetics having rendered elevations set beneath a Devon thatch and small paned windows. Whilst the property has period styling, it is in fact a barn conversion which was completed around 1990 and therefore has many of the advantages of a more modern building to include a "C" rated EPC. The accommodation is beautifully set out and has much character and charm. A thatched open entrance porch opens to the entrance hall which has a slate tiled floor and a cloakroom/WC leading off. The sitting room is a particularly lovely dual aspect space with character ceiling beams and a period-style fireplace with a contemporary-style log burning stove. Leading off this space the dining room is a lovely triple aspect room with ample space for a large table and chairs, perfect for entertaining etc. The kitchen/breakfast room is also a good space with rustic farmhouse styling, an extensive range of units with granite





work surfaces, an Everhot stove and an integrated dishwasher. To the first floor the rooms have high ceilings and exposed trusses. The two larger bedrooms are set at either end of the property have en-suite shower rooms and the two secondary bedrooms have fantastic mezzanine sleeping floors. There is also a modern family bathroom with a Whirlpool-style bath. The outside spaces meld with the character of the inside of Ringmore Barn perfectly. A secure electric roller door opens from the approach lane to the courtyard-style parking area, which also opens to a car port which has an EV car charging point. The principal outside space is a beautiful Mediterranean-style courtyard garden, laid to block paving and being particularly sheltered and private, a wonderful spot for outside entertaining etc. There are also an excellent range of two-storey outbuildings with a large utility/boot room, a store room and a fantastic upper floor games room/studio which could serve a good variety of possible uses.

To the front of the property there is a fantastic open thatched entrance canopy with feature painted timber work and a small area of front garden laid to gravel beside. The feature panel and opaque glazed entrance door opens into the....

RECEPTION HALL

A welcoming space with slate floor tiles, a contemporary style radiator, a high level cupboard housing the electricity trip switches and coat hooks. Feature panel and glazed doors to the principal rooms and a panel door opens to the....

CLOAKROOM/WC

With a front facing window with bespoke shutters and a travertine tiled sill, extractor fan, WC with panelled surround and a small wash hand basin with a travertine tiled surround. A latch and panel door opens to the cupboard housing the boiler supplying gas fired central heating.

SITTING ROOM

A particularly lovely dual aspect room with painted beams to the ceiling and an oak and glass-work contemporary-style turning staircase rises to the upper floor. Two small paned

windows with bespoke shutters overlook the courtyard style garden and two front facing small panel windows with deep sills and bespoke shutters overlook the approach lane. Two double radiators and engineered oak flooring. There is also an Inglenook-style fireplace with a brick hearth, a feature brick-work recess and a large contemporary-style log burning stove with an oak beam over. From the sitting room, a latch and panel door opens to the....

DINING ROOM

An appealing triple aspect room with three small paned windows having bespoke shutters, one of which has good views over the surrounding area towards the Little Haldon hills in the distance. There is ample space for a large dining table and chairs, a double radiator, feature wall lights and engineered oak flooring.

KITCHEN/BREAKFAST ROOM

A fantastic room providing a good "hub" for the house. There are large ceramic floor tiles and ample space for a dining table and chairs. The kitchen area has rustic farmhouse styling with "Shaker style" cupboard door and drawer fronts and extensive areas of granite work surface with an under-mounted one and a quarter bowl composite sink with mixer set. Electric Ever Hot range, space for an upright fridge/freezer and there is a built in dishwasher. There is a matching free-standing peninsula unit with vegetable baskets and wine rack. A small paned window with bespoke shutters and a deep tiled sill overlooks the courtyard garden. There are beams to the ceiling, spotlights, an extractor fan and a radiator. Slate tiled stairs rise to a porch with a small window and a uPVC double glazed door opens to the outside at the rear.

FIRST FLOOR LANDING

Another appealing space with a high vaulted ceiling, exposed trusses and engineered oak flooring. A small paned window with deep display sill and bespoke shutters overlooks the courtyard garden. There are feature latch and oak panel doors to the principal upper floor rooms. Radiator.

BEDROOM ONE

A beautiful room, also with exposed trusses and a recess which provides space for a large triple wardrobe with mirrored

doors. A small paned window with bespoke shutters and a deep sill overlooks the approach lane and there is access to the loft space. Radiator. Panel door to....

EN-SUITE SHOWER ROOM

The modern en-suite shower room also has an exposed truss to the ceiling and a modern three piece suite comprising a recessed shower cubicle with travertine tiling and an electric shower, a large wall mounted wash hand basin with travertine tiled surround, mirror and shaver light over and a WC. Further large mirror, engineered oak flooring, spotlight and extractor fan.

BEDROOM TWO

Another delightful room with a high vaulted ceiling having exposed trusses and a small paned window with bespoke shutters and deep display sill overlooks the driveway. Built in recessed wardrobe, wall lights above the bed space and a double radiator. A panel door opens to....

EN-SUITE SHOWER ROOM

Having a modern three piece suite comprising a recessed shower cubicle with vinyl surrounds and a shower with dual controls, a wall mounted wash hand basin and a WC. Full height tiling, ceramic floor tiles and a display ledge with mirror over. Extractor fan, spotlights, and a ladder-style towel rail/radiator, underfloor heating.

BEDROOM THREE

Another charming room with a small paned window with bespoke shutters and a deep sill overlooking the approach lane. High vaulted ceiling with an exposed truss and a removable ladder gives access to a mezzanine sleeping level. Recess with vanity unit having an inset wash hand basin, cupboard beneath and tiled surround. Radiator.

BEDROOM FOUR

Another delightful room with a small paned window overlooking the approach lane with bespoke shutters and deep sill and a fixed ladder giving access to a larger mezzanine sleeping level. Radiator.

FAMILY BATHROOM

Another attractive room with a vaulted ceiling having exposed trusses and a small paned window with bespoke shutters and a tiled sill overlooks the courtyard garden. There is a modern three piece suite comprising a large Whirlpool bath with a shower set above, a further shower attachment and triple controls, a feature wash hand basin that extends to an area of surface with a tiled surround, mirror and light above and a WC also with a tiled surround. Ladder-style radiator/towel rail and a recess provides space for a large cabinet. Spotlights, underfloor heating.

OUTSIDE

Outside from the approach lane a "roll up" electric remote control door opens to the courtyard-style PARKING AREA for 2 cars, which is laid to hardstanding and is enclosed by rendered walling. From here a ramped approach gives access to the under cover CAR PORT with power points, lighting and an electric vehicle car charging point. From the parking area a panelled timber gate gives access to the fabulous Mediterranean-style courtyard garden, which is laid to block paving and enclosed by rendered walling. There are raised planters, well stocked with shrubs, herbs and flowering plants and a feature canopy with outside lighting. There is ample space for an extensive range of outdoor furniture.

OUTBUILDINGS

From the courtyard, a panel door opens to a useful EXTERNAL UTILITY/BOOT ROOM, with two windows overlooking the courtyard and an area of beech block surface with under surface space for a washing machine and tumble dryer. There is also an area of roll-edge work surface with an inset double bowl composite sink unit with mixer set and an electric hot water cylinder is mounted beneath, along with a cupboard. There is also a spotlight, a wall cupboard and a high-mounted shelf. The remaining outbuildings sit within a charming former stable. A panel door opens to a versatile store room, which as well as providing good storage has a painted floor laid to brick-work and there are power points, wall mounted cupboards, and a water tap.

A turning staircase rises to the fantastic GAMES ROOM/STUDIO, with this being a large space which

extends over the car port. There are two front facing windows overlooking the courtyard, a pine panelled ceiling, power points, a light and there are two electric panel radiators. There is timber effect flooring and this space provides a multitude of potential uses, along with the possibility of more formal conversion to ancillary accommodation, subject to the necessary consents. Agents Note: The outbuildings have a separate electricity supply which is 3 Phase.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band G





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TOTAL FLOOR AREA : 243.4 sq.m. (2620 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements