



## Gorway Cottage, Woodway Road, Teignmouth

Guide Price £425,000

DART &  
PARTNERS  
Established 1971





## Gorway Cottage, Woodway Road

Teignmouth, Teignmouth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- CHARACTER COTTAGE IN SOUGHT AFTER LOCATION
- LOUNGE, KITCHEN/DINING ROOM
- CONSERVATORY, UTILITY
- CLOAKROOM, WETROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- ATTRACTIVE GARDENS
- GAS CENTRAL HEATING





A three bedroom character cottage situated in a highly sought after East Teignmouth location with easy access to town centre, seafront, mainline railway station and amenities. The versatile accommodation is offered in good order throughout.

Gorway Cottage dates back to the early 1800's and in 1844 was the coachmans cottage of the Gorway Estate. John Whidbourne was the owner of Gorway Estate which comprised of a mansion house, stable, coach house and coachmans cottage. There was also a gardeners cottage, vinerys, peach house, greenhouses, gardens and shrubberies with further lawns, paddocks and pleasure grounds over a number of acres. The coachmans cottage "Gorway Cottage" is offered to the market in good condition both internally and externally and has retained much of its character but with many modern upgrades such as gas central heating and double glazing. This highly desirable landmark residence is set in delightful walled gardens in the highly desirable sought after location of Woodway Road in East Teignmouth. Just a short distance from Teignmouth town centre, seafront and beaches along with the mainline railway station close by.

#### **ENTRANCE**

Appealing timber entrance door with obscure glazing and inset leaded lattice work leading to:

#### **HALLWAY**

With tiled floor and wide staircase rising to the first floor. Doors to:

#### **LOUNGE**

Continuation of tiled flooring. Double glazed multi-paned window with deep sill overlooking the front aspect. Two radiators. Fully functioning wood burner. Door through to:

#### **CONSERVATORY**

The conservatory is of brick construction in a Victorian style with windows overlooking and door giving access to the attractive gardens. Tiled floor. Radiator.

#### **KITCHEN/DINING ROOM**

DINING AREA: Two radiators, multi-paned double glazed windows overlooking front aspect. Feature fireplace







## CONSERVATORY

The conservatory is of brick construction in a Victorian style with windows overlooking and door giving access to the attractive gardens. Tiled floor. Radiator.

## KITCHEN/DINING ROOM

**DINING AREA:** Two radiators, multi-paned double glazed windows overlooking front aspect. Feature fireplace. Continuation of tiled flooring. **KITCHEN AREA:** Window to rear aspect. Modern fitted kitchen with range of cupboard and drawer base units under laminate roll edge work surfaces. One and a half bowl stainless steel sink unit. Bosch ceramic hob. Tiled splashbacks. Corresponding eye level units with concealed extractor fan. Glazed fronted display units, Bosch electric oven with cupboards above and below. Door to rear hallway.

## REAR HALLWAY

The rear hallway is the garden entrance predominantly used by the owners as the main entrance. Attractive door with leaded lattice work and stained glass. Tiled flooring, double glazed windows, radiator, recessed spotlighting. Obscure glazed door through to:

## UTILITY ROOM/CLOAKROOM

Low level WC, pedestal wash hand basin. Radiator. Part tiled walls and tiled flooring. Obscure wooden sealed unit double glazed windows. Wall mounted gas combination boiler providing the domestic hot water supply and gas central heating throughout the property. Space and plumbing for washing machine.

## MODERN FITTED WETROOM

Fully tiled walls and flooring. Obscure double glazed window. Fitted shower. Glazed shower screen. Radiator/towel rail. Wall mounted wash hand basin. Shaver socket.

Inner hallway.....double glazed door giving access to rear pathway.

## FIRST FLOOR

From the entrance hallway, a wide staircase leads to the first floor. Hatch to roof void. Linen cupboard with double





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### **FIRST FLOOR**

From the entrance hallway, a wide staircase leads to the first floor. Hatch to roof void. Linen cupboard with double doors. Double glazed window to rear aspect, radiator, door to:

### **BEDROOM ONE**

Triple aspect with windows to front, side and rear aspects enjoying pleasant, far reaching rural and sea views. Radiator, feature arch with recessed shelving. Landing to...

### **BEDROOM TWO**

Double glazed front aspect window with far reaching rural view. Radiator. Built in wardrobe with hanging rail and fitted shelving. Deep wooden sill.

### **BEDROOM 3**

Triple aspect with windows to rear, side and front. A vaulted ceiling. Stripped wooden floorboards. Radiator.

### **BATHROOM**

Panelled handled bath with mixer tap and fitted shower over. Part tiled walls and folding shower screen. Low level WC. Pedestal wash hand basin. Radiator. Double glazed window to front aspect.







## Garden

OUTSIDE The property is approached directly from Woodway Road and has delightful walled gardens. Gated access both sides of Gorway Cottage and leading gardens. From the upper access is a pathway with a short flight of steps leading down to the garden entrance with decked pathway along the length of the cottage leading to the lower gardens. Outside water tap and power supply. Glazed canopy. Pathway continues with raised shrub and flower beds. Gently sloping bricked stairway leads to the head of the garden and a timber summer house/garden workshop. Pathway continues to an upper terrace with mature hedgerow borders and stepping stones leading to the upper rear gardens with access through to the first floor accommodation. The gardens enjoy the passage of the sun throughout the day and offer a high level of privacy/seclusion. The lower garden are can be accessed from the conservatory and the aforementioned road access and consists of a brick and stone patio/seating area courtyard with shrub/flower bed borders. Well established with steps rising to the upper terrace. The garden rises at the rear so there's access to the garden and a lovely sitting area. AGENTS NOTE: The property has its own well with electric and hand pump, which the vendor uses to water garden etc.

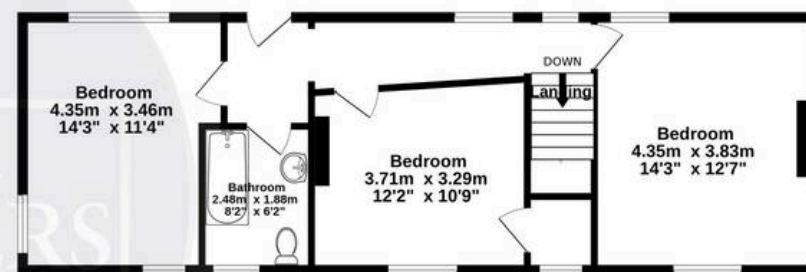




**Ground Floor**  
60.9 sq.m. (655 sq.ft.) approx.



**1st Floor**  
58.8 sq.m. (632 sq.ft.) approx.



**TOTAL FLOOR AREA : 119.6 sq.m. (1288 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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