



- A SPACIOUS AND ELEGANT UPPER FLOOR APARTMENT
- FANTASTIC TRIPLE ASPECT PRINCIPAL RECEPTION WITH SITTING, DINING AND STUDY AREAS
- LUXURY FULLY FITTED KITCHEN
- TWO BEDROOMS (STYLISH EN-SUITE TO MASTER)
- ATTRACTIVE PRINCIPAL BATHROOM
- OUTSTANDING VIEWS TOWARDS THE GROUNDS, ESTUARY AND ROLLING COUNTRYSIDE
- LIFT ACCESS AND GARAGE WITH ELECTRIC DOOR
- AROUND 3-ACRES OF BEAUTIFUL, SWEEPING COMMUNAL GARDENS AND GROUNDS

Forder Lane, Bishopsteignton, TQ14 9SL

£425,000

An elegant, beautifully appointed apartment set in a prestigious development close to the heart of this popular estuary village. Fantastic triple aspect principal reception room, luxury kitchen and bathroom, two bedrooms (1 En-suite), garage and around 3 acres of communal grounds. Estuary views.



Property Description

LOCATION The Huntly development sits in a enviable, tucked away position close to the heart of ever-popular Bishopsteignton. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a Post Office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms Hotel. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

DESCRIPTION The beautiful Victorian building of Huntly was converted in around 2014 and comprises 16 residences, with the development benefiting from a wonderful sense of peace and tranquillity and enjoying a southerly orientation as well as around three acres of truly outstanding communal gardens grounds. Formerly a home for retired RAF officers, the Huntly development offers something of a sense of past grandeur, with the building being externally attractive and the grounds being something really quite special. Apartment 5 is well-positioned within the building being on the upper floor and offering a good amount of space and light, as well as having some wonderful views across the grounds towards the Teign Estuary and rolling countryside beyond. Stairs or lift rise to the entrance landing and the accommodation comprises a spacious and welcoming entrance hall, a wonderful triple aspect extremely spacious principal reception room with sitting, dining and study areas and feature double doors opening to a stylish luxury kitchen with granite worksurfaces and integrated appliances. There are two well proportioned bedrooms with bedroom one having a luxury en-suite shower room, as well as a stylish family bathroom. The property really must be viewed to appreciate the wonderful space on offer. The current owners have made various improvements with the property being in excellent decorative order throughout and with some modifications having been made to the kitchen to include an additional unit and area of granite worksurface. There are replacement high quality double glazed sliding sash windows on the rear elevation.





From the communal entrance hall, stairs and a lift rise to the upper floors. The shared upper floor entrance landing has a feature balustrade and is a dual aspect space with two sliding sash windows, one of which has superb views towards the Teign Estuary, Denbury Down and Dartmoor in the west. The private panelled entrance door opens to the....

RECEPTION HALL A spacious and welcoming reception with secure intercom and panel doors to the principal rooms. There are attractive deep skirting boards which extend throughout the property. There is a light tube and access to the large loft space with hinged access and pull down ladder, which serves this apartment only. Radiator, cornice to ceilings and double doors open to a large store cupboard with slatted shelving.



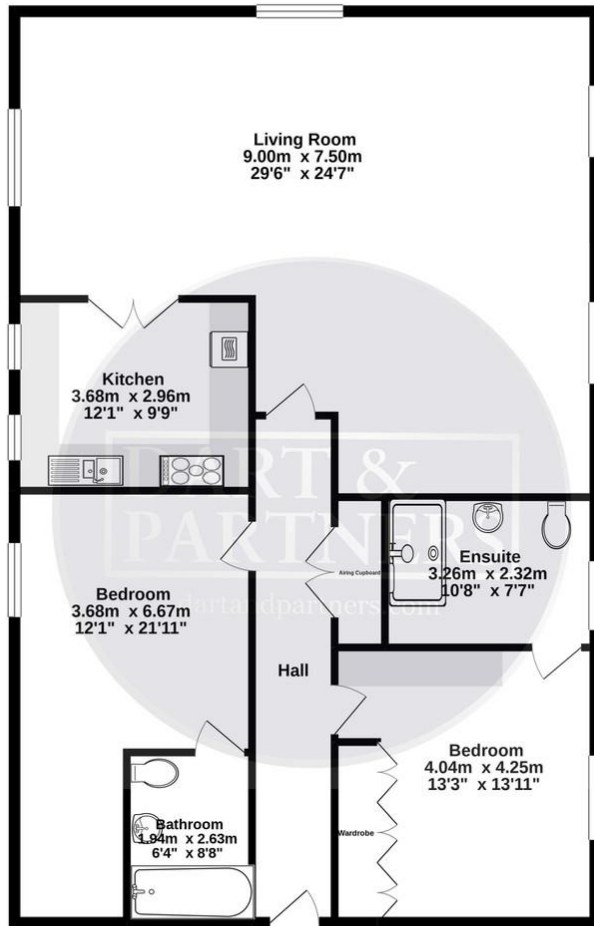
SITTING ROOM A fantastic, spacious and light triple aspect room which also opens to the dining space. Two rear facing double glazed sliding sash windows have truly breath-taking views across the wonderful Huntly grounds towards rolling countryside and the Teign Estuary with Coombe Cellars and the rolling countryside above Combeinteignhead beyond. A side facing secondary double glazed sliding sash window has some outlook over the surrounding area as does a rear facing small paned secondary double glazed sliding sash window. There is a wall mounted 1100 Electriflame Travertine contemporary style fire, three radiators, a feature cornice and three roses to the ceiling. Part of the room is set out as a study space and the dining space provides space for a large table and chairs with the spaces combining to provide a good entertaining space. From the dining area, feature oak and glazed doors open to the....

KITCHEN The stylish luxury kitchen is fitted with a high quality range of floor and wall mounted units with complementary high gloss cupboard door and drawer fronts and there are extensive areas of polished granite work surface with an under-mounted one and a quarter bowl stainless steel sink unit. Integrated appliances include a five-ring Siemens gas hob with filter over, a Siemens oven and microwave, a fridge/freezer and a dishwasher, as well as a built-in relatively recently installed washer/dryer. A cupboard conceals the Glo-Worm boiler supplying gas-fired central heating there are spotlights to the ceiling, feature oak flooring and two front facing sliding sash windows overlook the country lane approach.



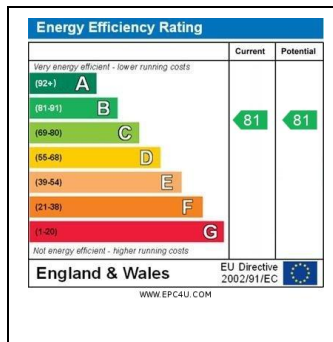
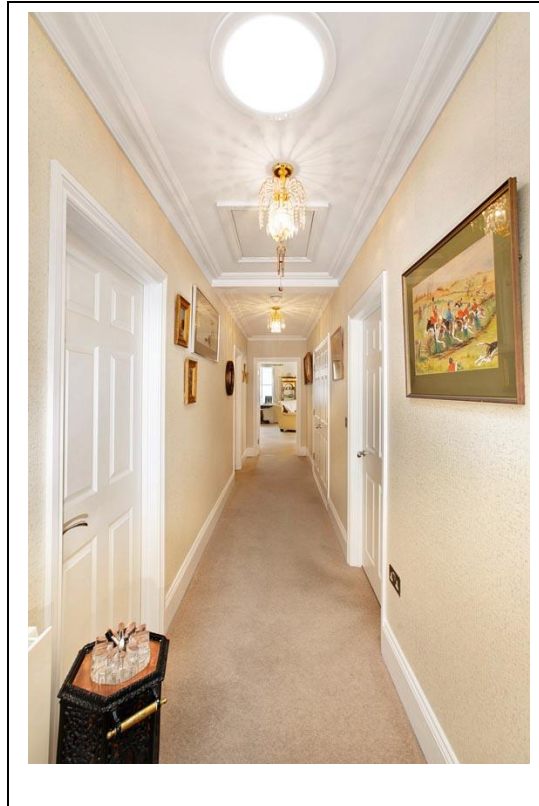
MASTER BEDROOM SUITE A beautiful master bedroom suite with a cornice to the ceiling, a good quality built-in triple wardrobe and a double glazed sliding sash window has wonderful views across the sweeping grounds of Huntly. Radiator and a built-in dressing table unit with large area of surface as well as cupboards and drawers beneath. A panel door opens to the....

Ground Floor
126.6 sq.m. (1363 sq.ft.) approx.



TOTAL FLOOR AREA : 126.6 sq.m. (1363 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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EN-SUITE SHOWER ROOM A particularly spacious and lovely ensuite with feature large floor tiles and a three piece suite comprising a low level WC, Roca wall mounted wash hand basin with mixer tap, beautifully tiled shower cubicle with dual controls and large shower head. Tiled display ledge with large mirror above, spotlights to ceiling, extractor fan, ladder style radiator/towel rail, medicine cabinet, two rear facing sliding sash windows have lovely views across the sweeping grounds of Huntly with the estuary and rolling countryside beyond.

BEDROOM 2 Another appealing and attractive room with a cornice to the ceiling and a secondary double glazed small-paned sliding-sash window overlooks the approach lane. Radiator. The main part of the room opens to a large recessed dressing space with a built-in triple wardrobe with sliding mirrored doors, along with an additional built-in unit with dressing table having drawers beneath and cupboards above. Bedroom 2 opens to the....

PRINCIPAL BATHROOM Which also "Jack & Jills" to the reception hall. The bathroom is fitted with a three-piece white suite comprising a panelled bath with beautifully tiled full-height surround and a mixer tap, as well as an attached shower screen, wall mounted Roca wash hand basin and WC. There are feature large floor tiles, a tiled display ledge with large mirror above, spotlights and a light tube to the ceiling. Extractor fan and ladder style radiator/towel rail.

OUTSIDE

Apartment 5 benefits from ownership of a garage set in a nearby block, approached by way of a communal driveway and with the garage having an electric door, power and light. The apartment also benefits from use and part-ownership of Huntly's shared private grounds, these being a real "show-piece," and are predominantly south-facing, extending to around three acres. The grounds comprise broad sweeps of lawn, numerous specimen trees, a croquet lawn, beautifully stocked borders and an Koi Carp pond with water feature.

MATERIAL INFORMATION - Subject to legal verification - TBC

Leasehold:

Length of Lease: 991 years remaining

Annual Ground Rent: £125

Ground Rent Review:

Annual Service Charge: for 2024 - £2957 which includes £430 to wards the reserve fund.

Service Charge Review:

Council Tax Band E

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