



The Oak Cottage
38 Ferndale Road | Teignmouth | Devon | TQ14 8NQ



SELLER INSIGHT

“ The Oak Cottage has been a fantastic family home where our children have all grown up. The sound of their laughter as they have played in the rambling gardens, the long hot nights sitting on the patio watching the lights of the ships twinkling out in the bay, and the cosy winter nights snugly relaxing under the Thatch are memories that will live with us forever.

We moved from Swindon twenty years ago and our only regret is that we didn't make the move sooner. The Oak Cottage caught our attention immediately, we'd always wanted a home with character and it certainly has that! The view over the garden and out to sea, really was the icing on the cake for us, we can see over Teignmouth and across Labrador Bay to Torbay.

The location is perfect too, being able to walk to the beach or into town has been brilliant for us, it certainly saved us from being Taxi for the kids! Town has everything you could need, including two supermarkets. Transport links were really important to us when we were buying and that's another reason Ferndale Road appealed. It has a quiet feel to it, yet it is close to town. You can walk to the train station where you can get services to London Paddington in just three hours. For those needing the motorways the links to the M5 are great. We can be in Exeter in around 25 minutes.

We've watched proudly as our children go off to make their own way in life, and so the time has come for us to hand over the baton to another lucky family to make this dream home every bit as much a reality as it has been for us these last 20 years.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

The Oak Cottage

This family home offers lots of accommodation over two floors. It is flexible in its layout and works for those needing annexe potential. The original thatched house is to the front and provides bay fronted living rooms which look out over the garden and enjoy the views out to sea. Being southerly facing, the French doors are a real benefit, allowing access straight out to the garden. There is a lovely sitting room with a tucked away study area (in what would have been the original entrance), a separate dining room, which also has access out to the garden and a garden room.

In the entrance hall there is a handy cloakroom with a wc, basin and shower. The hall also gives access to the kitchen breakfast room. The kitchen area has lots of storage and plenty of worktop space and an island unit. Off the kitchen there is a utility room and access to the part of the house that could be an annexe. Stairs lead up onto a landing which gives access to two double bedrooms and bathroom. There is a cloakroom on the half landing. Subject to planning permission and listed building consent, it could be possible to convert the garage into living accommodation which would then give a two bedroom cottage/annexe.

In the main part of the house, the staircase goes from the living room up on to the landing. From here there are three bedrooms to the front aspect, which all enjoy a lovely sea view. There is a further bedroom which is a really good size and currently used as the main bedroom. A family bathroom and additional WC completes the first floor.













STEP OUTSIDE

The Oak Cottage

The plot is approximately 0.28 acre and gently slopes away from the house, which opens up the view to the sea. The garden is predominantly lawned with mature shrubs, trees and plants to the boundaries. There is a further area of garden, which could be incorporated into the main section if desired. At the top of the plot there is a patio area, a timber shed and a garden further store. There is a gravelled parking area with access to the garage (currently used as a workshop/store).

Location

Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

Useful Info

Listing information: <https://historicengland.org.uk/listing/the-list/list-entry/1365782>

Listing: Grade II

Local Authority: Teignbridge District Council

Council Tax: G (£3431.42 for 1/4/20 to 31/3.21)

Broadband: 24Mb – 36Mb download speed available. (According to bt.com)

Tenure: Freehold

Viewings: By appointment via joint agents Fine & Country and Chamberlains

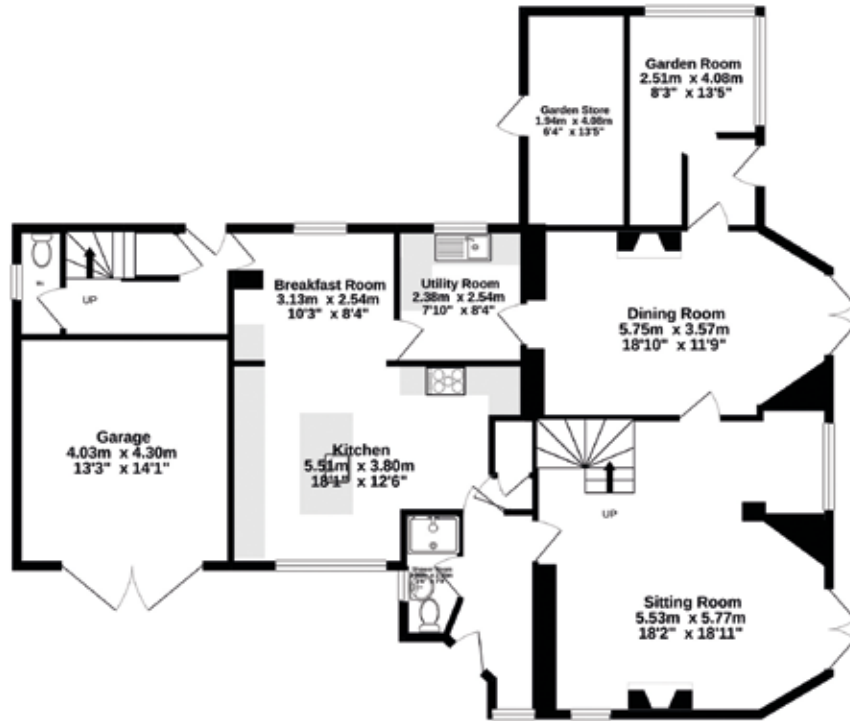


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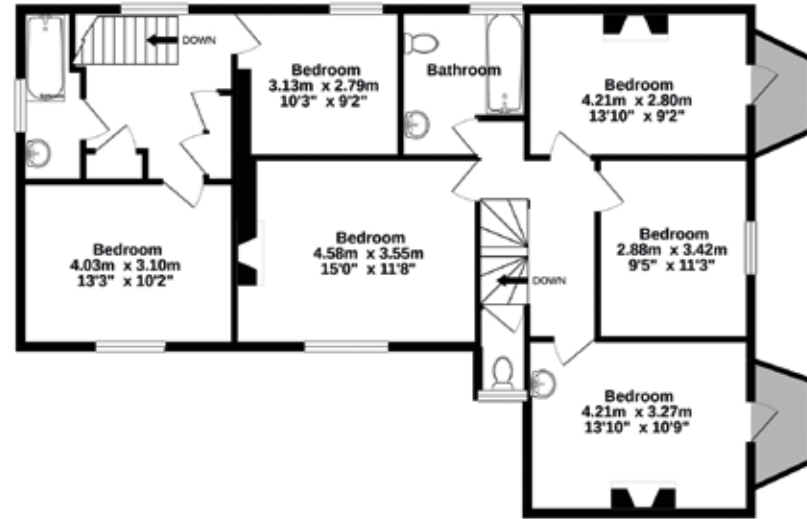


Ground Floor
129.6 sq.m. (1395 sq.ft.) approx.

EPC Exempt



1st Floor
98.4 sq.m. (1059 sq.ft.) approx.



TOTAL FLOOR AREA : 228.0 sq.m. (2455 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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