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Glengariff

Glengariff, New Road, Teignmouth, Devon, TQ14 8UD



Teignmouth Beach 1.2 miles Exeter 13 miles

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**A substantial 6-7 bedroom Victoria House of over 5,300 sq ft requiring renovation or redevelopment (subject to the necessary consents).**

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- Substantial 7 bedroom Victorian House
- In need of renovation
- Potential development site (STP)
- Over 5,300 sq ft
- Off street parking and garage
- Set in approximately 0.8 of an acre plot
- Sea view from the upper floors

**Offers In Excess Of  
£900,000**

### SITUATION

Teignmouth is a real gem on the South Devon coast served by mainline rail services to London Paddington. Exeter and Torbay are within easy reach, with the university and cathedral city of Exeter increasing its dominance and importance as the South West's major regional centre. Teignmouth is an historic port on the mouth of the Teign Estuary. By the 1800s it was becoming fashionable for visitors, and continues to be a popular tourist destination which also includes a working harbour & marina with promenade, pier and sandy beaches, excellent for sailing and water sports. The town caters well for day-to-day needs with a comprehensive range of facilities, specialist local shops and its community hospital. There is excellent schooling for all ages. There is an 18-hole golf course just 2.5 miles distant and the Dartmoor National Park lies approximately 12 miles away.

### DESCRIPTION

Glengariff is a substantial detached 6-7 bedroom Victorian house with mature, secluded gardens located in the sought-after coastal town of Teignmouth. This 4 storey property of over 5,300 sq ft requires a high degree of renovating if used as a single dwelling, or has the potential to redevelop both the main house and grounds (subject to the necessary consents). Set in approximately 0.86 of an acre.

### ACCOMMODATION

From the private gravelled driveway the imposing entrance door gives access into a central hallway with high ceilings and stairs leading to both the lower ground and first floor. The north wing of the ground floor provides a kitchen with walk-in pantry, breakfast room, office and home study. The south wing is arranged with two formal receptions, sitting room and dining room, both with bay windows and feature fireplaces. From the sitting room is a striking

vaulted library with viewing gallery built in the 1980's.

The first floor accommodation provides 5 generous bedrooms and 3 bathrooms, 2 of which form as en suites to bedrooms 1 & 2 and enjoy sea views. A further set of stairs lead up to the second floor which provides 2 additional bedrooms.

From the entrance hallway stairs lead down to a substantial lower ground floor which have more recently been used as a utility, workshop and cellar/wine cellar.

### OUTSIDE

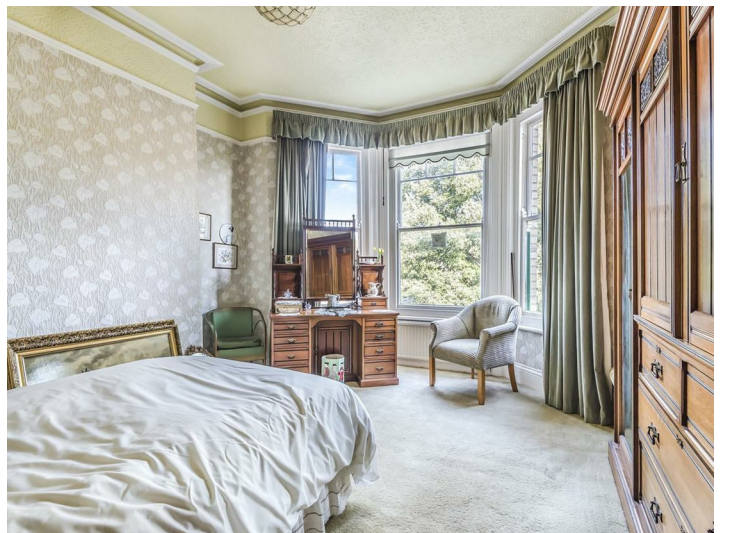
The property is set in approximately 0.86 of an acre. A gated entrance leads to a very generous parking area for several vehicles and access to a double garage. The gardens are largely laid to lawn with feature ponds and mature trees and shrubs. Like the house the gardens would benefit from attention to return them to their former glory. The grounds and garage could provide development opportunity subject to securing the necessary consents.

### SERVICES

All mains connected. Gas central heating.

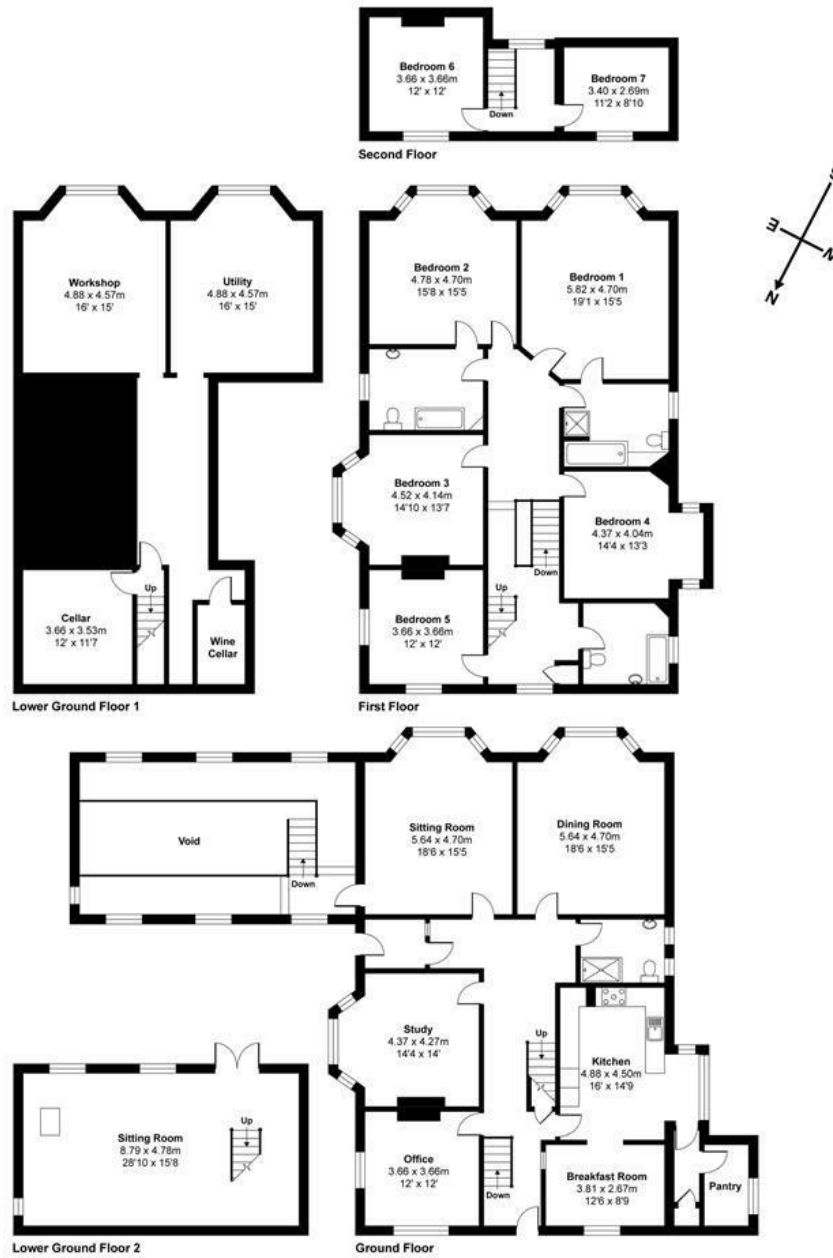
### DIRECTIONS

From Exeter proceed on the A38 and bear left onto the A380 over Haldon Hill. Continue on the dual carriageway turning off at the Ware Barton exit signposted Teignmouth. At the roundabout take the 2nd exit onto the B3192. Upon reaching Teignmouth turn left onto New Road, then after a short distance the property is located on the right.



Approximate Area = 5371 sq ft / 498.9 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntheocom 2020. Produced for Stags. REF: 648049.

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
<i>(Not a target)</i> A			
<i>(Not a target)</i> B			
<i>(Not a target)</i> C			
<i>(Not a target)</i> D			
<i>(Not a target)</i> E			
<i>(Not a target)</i> F			
<i>(Not a target)</i> G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	78

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