



- A DETACHED PERIOD STYLE CONVERSION
- SET IN THE HEART OF THIS SOUGHT AFTER VILLAGE
- SITTING ROOM WITH LOG BURNER AND SNUG LEADING OFF
- GOOD SIZED KITCHEN/DINING ROOM AND UTILITY/BOOT ROOM
- THREE BEDROOMS AND A STUDY
- BATHROOM AND SEPARATE SHOWER ROOM
- ATTRACTIVE EXTERNAL TERRACES AND PAVED GARDEN
- ALLOCATED PARKING AND SOME GOOD VIEWS

Stokeinteignhead, TQ12 4QD

Guide Price £400,000

A detached stable conversion rich in character and charm set in the heart of the picturesque near coastal village of Stokeinteignhead. Sitting room with feature fireplace and log burner, spacious kitchen/dining room and utility/boot room. Three good sized bedrooms, bathroom, separate shower room and study. Lovely outside spaces with terraces and a raised paved garden. Allocated parking and some good views.



Property Description

LOCATION

Rooftops is beautifully positioned right in the heart of the near coastal village of Stokeinteignhead, just a stone's throw away from the village amenities and various footpaths and bridleways offering good country walks. Stokeinteignhead is a popular and picturesque village characterised by a number of pretty cottages also set in a lovely valley. The village lies around 1.5-miles west of the Teign Estuary, the village of Shaldon and the appealing village of Maidencombe with a sandy beach and access to the wonderful South West coast path. Stokeinteignhead has a 14th Century Church and amenities include a well-regarded Primary School, a village stores, the popular Church House Inn, a community shop and a modern village hall. The village is surrounded by a good network of green lanes and bridle paths, making for good hacking. The resort of Torquay lies around 6-miles to the south with its yachting marina, hospitals, the renowned Grammar Schools, promenades, grand hotels and wide range of facilities. There is a mainline rail link to London Paddington around 3-miles away at Teignmouth and the Cathedral City and County town and County Town of Exeter with its international airport, Red Brick University, fine dining and shopping at the Princesshay Centre is just over 20-miles away via the A380.



DESCRIPTION

Converted from a former stables some years ago, Rooftops is a particularly lovely and characterful property being externally attractive with rendered elevations set beneath pitched tiled rooves. The accommodation is rich in character and charm. There is an entrance vestibule with a useful utility/boot room leading off, a good practical space, also with a cloakroom/WC. The rustic, farmhouse style kitchen/dining room is another excellent space providing a good "hub" for the house and with the dining area opening to one of the terraces, thus providing a good sense of inside/outside living. The sitting room is another fantastic



room with a snug area leading off and a large feature fireplace with exposed stonework and log burner, with this space also opening to the outside. To the upper floor there is a feature galleried landing. The principal bedroom is a good sized room with a study leading off, there are two further bedrooms, a family bathroom and a separate shower room. Rooftops also has wonderful outside spaces, primarily laid for ease of maintenance and enclosed by walling. There is a two tier terrace beside the entrance and a beautiful raised terrace set below one of the gables, being brick paved with mature raised beds, a potting shed and gated access out onto a shared driveway from where the allocated parking area is accessed.



From the shared driveway approach, paved steps with a feature canopy over and an external beam with climbing jasmine beside rise to the panel and part glazed entrance door. There is also an outside light.

ENTRANCE VESTIBULE

With dado height ceramic tiling to the walls and a quarry tiled floor. Panel doors to...

UTILITY ROOM/BOOT ROOM

Set at a lower level with quarry tiled floor and a front facing double glazed window. There is an area of roll edge work surface with cupboards beneath and above and an inset single drainer stainless steel sink unit as well as under surface space for a washing machine. Double radiator, coat hooks and a high ceiling with beam. Door to...

CLOAKROOM

With quarry tiled floor, a WC and a side facing opaque glazed window.

KITCHEN AND DINING AREAS

These two spaces combine to provide a lovely focal point for the property and good options for entertaining etc. The **KITCHEN** has rustic farmhouse styling. There are ceramic



floor tiles, heavy beams to the ceiling, spotlights and a comprehensive range of units with Cathedral style timber fronted cupboard door and drawer fronts as well as extensive areas of laminate roll edge work surface with tiled surrounds which extend to a peninsula unit/breakfast bar. There is a recess with a brick-work surround and a beam over providing housing for a five-ring Rangemaster range-style stove, which is included in the sale. There is a wall mounted Potterton boiler supplying gas fired central heating and a uPVC double glazed window has charming views across the street scene towards period thatched properties and an orchard and countryside beyond. Wall mounted display cabinet with open shelves, further open shelves and integrated appliances include a fridge and a freezer. The **DINING SPACE** has a lovely light and spacious feel, as well as uPVC double glazed sliding patio doors opening to an external terrace giving a wonderful sense of inside/outside living with both spaces enjoying good views across parts of the village towards woodland, countryside and the church tower. Double radiator, rustic style textured walls. From the dining area, steps rise to an....

INNER HALLWAY

With feature turning stairs to the upper floors a double radiator and an exposed beam. A timber framed opaque glazed door opens to the....

SITTING ROOM

A beautiful space with heavy timber beams to the ceiling and a feature fireplace with a full height stonework surround, a heavy beam over, a large raised quarry tiled hearth with curved brick-work surround and a large log burning stove. To one side of the fireplace there is a built in timber cupboard with an area of display surface and to the other side a built in TV/audio unit. Wall lights and spotlight. A timber framed double glazed window has good views across rooftops towards countryside in the distance and uPVC double glazed patio doors open to the aforementioned terrace. The sitting space free flows to a further area of the room serving as a SNUG and a good

place for the placement of bookshelves etc. Double radiator.

PRINCIPAL LANDING

With a vaulted ceiling and a high set cupboard door opening to a loft space. Stairs rise to a further galleried landing and a timber framed double glazed window with display sill beneath has good views across rooftops towards countryside beyond. Spotlights, textured wall and radiator. Timber doors to....

BEDROOM TWO

An appealing room with textured walls and ceiling and a double glazed skylight taking in good views across parts of the village towards the church and countryside beyond.

BEDROOM THREE

Another attractive room with a uPVC double glazed window having particularly good views across parts of the village, taking in the church and countryside beyond. Double radiator and a built in wardrobe with hanging rail and cupboard above.

PRINCIPAL BATHROOM

With a textured ceiling and a side facing uPVC double glazed window also having great views across thatched rooves towards orchard, countryside and woodland beyond. Double radiator and a three piece suite with dado height tiled surround comprising a panel jacuzzi-style bath with mixer set, a pedestal wash hand basin and a WC.

GALLERIED LANDING

With textured ceiling and a latch panel door opening to a large airing cupboard housing the lagged hot water cylinder. Panel doors to....

SHOWER ROOM

With a textured sloping ceiling and a timber framed skylight having good views across parts of the village towards the church. There is a three piece suite with tiled surround comprising a shower cubicle with double doors and wall

mounted electric shower, a pedestal wash hand basin with mirror above and a WC. Radiator and exposed floorboards.

BEDROOM ONE

A spacious and attractive principal bedroom with a textured ceiling and a uPVC double glazed dormer window having wonderful views across rooftops towards countryside the church and woodland. Built in double wardrobe with chest of drawer unit/dressing table beside. Radiator. From bedroom one a panel door opens to the....

STUDY

A useful and versatile space with a timber framed double glazed skylight having good views across the village as described. Two sets of cupboard doors open to useful eaves storage space. Radiator.

OUTSIDE

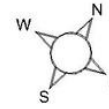
Immediately in front of the property there are beautiful brick paved terraces set out on two levels which span the width of the house and there is an area of bedding, well stocked with a good array of shrubs, roses and flowering plants. The terraces are primarily enclosed by rendered and character stone walling. Both terraces have outside lighting, with one having a water tap and a climbing rose. Additionally set below one of the gable ends of Rooftops there is a fantastic raised brick-paved terrace, providing a stunning, sheltered and private spot to contemplate the surroundings and the good views across the village and countryside beyond. Also on this raised terrace there are raised beds retained by rendered walling, stocked with a good array of shrubs and flowering plants to include roses and camellias etc with this space being enclosed by rendered walling and there is a mature wisteria on the outer wall. There is a part glazed door opening to a useful **STORE/POTTING SHED** and a further timber gate opens to a shared driveway where there is an **ALLOCATED PARKING AREA** for Rooftops.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E



Rooftops, Stokeinteignhead
Internal area 1,693 sq ft (157 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(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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