



- A beautifully presented Detached 1950s built property
- Close to the heart of the ever popular Bishopsteignton
- Outstanding views towards the Estuary and beyond
- Sitting Room with log burner
- Dining Room opening to stylish Kitchen
- Study/ Bedroom Four
- Cloakroom and Utility/Conservatory
- Three good sized first floor bedrooms

**Forder Lane, Bishopsteignton, Teignmouth, TQ14**

**£775,000**

A beautifully detached 1950s built property set close to the heart of Bishopsteignton, briefly comprising of Entrance Porch, Reception Hall, Sitting Room with Log Burner, Dining Room opening to stylish Kitchen, Cloak Room/W.C and conservatory/Utility space, Study/Bedroom Four, Three good sized first floor bedrooms, stylish Four piece bathroom, outstanding Estuary views, extensive Driveway parking and large beautifully stocked south facing Garden.





## Property Description

### ACCOMODATION

From the brick paved driveway a UPVC opaque double glazed entrance door opens to a

### ENTRANCE PORCH

A spacious welcoming porch with feature timber effect flooring and opaque double glazed inner door opens to the

### ENTRANCE HALL

Also with timber effect flooring and a feature 1950s style turning staircase rising to the upper floor. There is a good sized under stairs Cloaks cupboard, moveable panel concealing the electricity trip switches and feature panel doors to the principle ground floor rooms.

### SITTING ROOM

The Sitting Room is a lovely dual aspect space taking in good views across the front aspect towards nearby Happy Valley Woods, with UPVC double glazed doors that lead out onto the south facing Terrace at the rear and the room enjoys good views across the sweeping lawn towards the Teign Estuary, Coombe Cellars and rolling countryside beyond. A feature Fireplace has a large recessed log burning stove a slate hearth and a timber mantle over.

### STUDY/ GROUND FLOOR BEDROOM

Another appealing room being a versatile space with Timber effect flooring and with this room taking in wonderful views across the sweeping lawn towards the Teign Estuary, Coombe Cellars and rolling countryside beyond.

### DINING ROOM

The dining room has feature ceramic floor tiles, spot lights to the ceiling, the dining space free flows to the Kitchen space and has UPVC sliding patio doors that open to the Terrace at the rear, giving a good sense of inside/outside living and taking good views towards the Teign Estuary as described. The dining space also has a feature fireplace with tiled and carved surround.







### KITCHEN

The kitchen area is another appealing space with a good range of units with ample areas of Granite work surface with tiled surrounds and under mounted one and quarter bowl stainless steel sink, there is space for a range style stove with filter over, space for a Fridge / Freezer and there is an integrated Dishwasher as well as the wall mounted Boiler supplying Gas fired central heating. The kitchen overlooks the front aspect and the approach lane and has views towards woodland beyond. Leading off the Kitchen there is a

### LOBBY AREA

with two white wood grain effect doors, one of which opens to a cloakroom W.C and the other which opens to a useful pantry/store cupboard. The lobby in turn opens to a



### UTILITY/CONSERVATORY

which is set at the side of the property with multiple Upvc double glazed panels taking in some good views over the surrounding area. A door opens to the outside, there is timber effect flooring an area of laminate roll edge work surface with inset stainless sink unit and under surface space and plumbing for a washing machine as well as built in shelving.

### FIRST FLOOR LANDING

Has hinged access to the loft space,PVC double glazed window overlooks the front aspect taking in meadows and woodland there is a feature 1950s style balustrade around the stairwell and white wood grain effect doors to the principle first floor rooms as well as spot lights.



### BEDROOM ONE

Lovely spacious light room with UPVC double glazed window taking in good views as described, from an elevated prospective towards nearby countryside, a sweep of the river Teign estuary,coombe cellars and rolling countryside beyond. There is ample space for a large wardrobe and bedroom furniture.

### BEDROOM TWO

Bedroom Two is another good sized double bedroom with

built in wardrobes having sliding doors and UPVC double glazed window taking in views towards a broad sweep of the Estuary and beyond as described.

### BEDROOM THREE

Bedroom three is another sizeable room with UPVC double glazed window also taking in wonderful Estuary views as described.

### FAMILY BATHROOM

The family Bathroom is a stylish space with feature ceramic tiles to the floor and the walls and there is a modern stylish Four Piece Suite with a freestanding Roll Top bath, a pedestal wash hand basin, W.C and tiled shower cubicle with dual controls. There is also a UPVC double glazed opaque window.

### OUTSIDE

To the front of the property approached from Forder Lane, a brick paved approach leads to Timber entry gates which open to the expansive driveway of the property which is laid to brick paving and provides parking for several vehicles, above this there is an appealing ornamental front garden laid to a shaped area of gravel with borders laid to bark chippings stocked with a range of shrubs and flowering plants and being retained by character stone walling. There is an outside water tap and gated access leads to the rear. The back garden is a particularly notable feature and being south facing elevated and enjoying wonderful views towards the Estuary and beyond as described. Immediately behind the house there is a wonderful paved raised seating terrace being curved in shape and providing a perfect spot for contemplating the views and surroundings. Additionally there is a good sized timber storage shed. From the Terrace, steps descend to a further large paved terrace, adjoining this there is a beautiful and well kept shaped lawn which gently slopes away from the rear of the property and with the lawn having areas of bedding on either side, beautifully stocked with numerous shrubs and flowering plants, meandering pathways lead through the gardens to an area at the end of the plot laid to stone chippings with a fencing/screen having a mature climbing wisteria partially concealing a large timber shed come store at the end of the garden which has an outside storage area

behind. The plot is primarily enclosed by timber fencing.

### ACCOMODATION

Bramber House is a beautifully presented detached 1950s built property, set in an enviable position close to the heart of the sought after Estuary Village of Bishopsteignton. Presented in excellent decorative order throughout the house has Two good sized Reception Rooms both of which open to the wonderful south facing terrace and garden and one of which free flows to the stylish Kitchen with Granite work surfaces and a good range of units. There are good quality UPVC double glazed windows and doors throughout many of which benefit from wonderful views towards the Teign Estuary and rolling countryside beyond as do the outside spaces at the rear. There is a useful Cloakroom and W.C, a useful Ground floor Study/Bedroom Four and a Utility/Conservatory set on the side of the property. To the first floor there are Three good sized bedrooms, all of which benefit from outstanding Estuary views and a stylish Four Piece modern bathroom. The outside space is a particularly notable to the front of the property gates open to an expansive driveway provides parking for several vehicles. To the rear of the property there is a wonderful South facing Garden laid to terraces, well stocked areas of bedding and a broad sweep of lawn and also having some timber outbuildings.

### LOCATION

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, Humber Bam wedding venue and real ale tap house, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. 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.

MATERIAL INFORMATION - Subject to legal verification

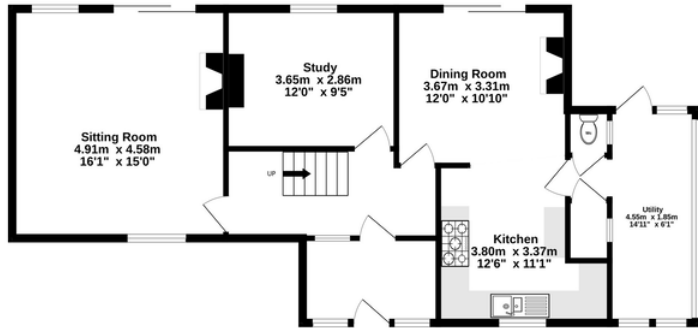
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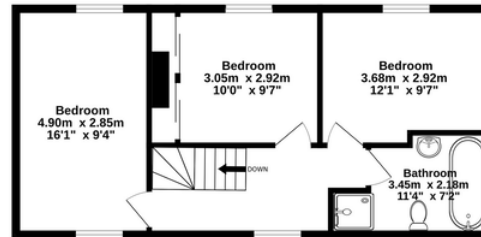




**Ground Floor**  
79.5 sq.m. (856 sq.ft.) approx.

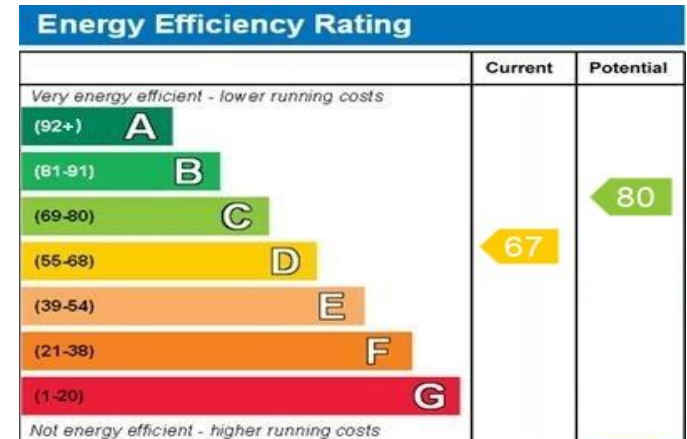


**1st Floor**  
48.8 sq.m. (525 sq.ft.) approx.



**TOTAL FLOOR AREA : 128.3 sq.m. (1381 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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