



- A BEAUTIFUL DETACHED ARTS AND CRAFTS STYLE RESIDENCE CLOSE TO THE TOWN CENTRE & BEACH
- SPACIOUS RECEPTION HALL AND STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- SITTING ROOM WITH FEATURE FIREPLACE AND ELEGANT CONTEMPORARY-STYLE DINING ROOM
- TWO GROUND FLOOR BEDROOMS AND TWO MODERN SHOWER ROOMS
- TWO LUXURY BEDROOM SUITES WITH STYLISH EN-SUITES, TWO FURTHER FIRST FLOOR BEDROOMS
- EXCELLENT VIEWS ACROSS PARTS OF THE TOWN TOWARDS THE SEA
- EXTENSIVE DRIVEWAY PARKING AND A LARGE DETACHED GARAGE
- MATURE LANDSCAPED GARDENS AND EXCELLENT ENTERTAINING TERRACES

**Dawlish Road, Teignmouth, TQ14 8TG**

**£925,000**

A beautiful, stylish and comprehensively refurbished detached residence set within close proximity of the town centre amenities, the promenade and the beach. Stunning "Arts and Crafts" styling and outstanding sea views. Reception hall, kitchen with integrated appliances, sitting room, contemporary-style dining room and six bedrooms (two with high quality en-suites.) Two stylish shower rooms and extensive driveway parking. Detached garage, landscaped gardens and feature entertaining terraces.





## Property Description

### LOCATION

The Coach House is well positioned with almost immediate access to Teignmouth town centre, the Lido outdoor swimming pool, the beach and the promenade. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

### DESCRIPTION

The Coach House is a beautiful, detached Victorian residence with distinctive Arts and Crafts style external aesthetics with brick and rendered elevations set beneath steep pitched and tiled rooves with fineals on parts of the ridge. The Coach House has a contemporary-style glazed, single storey extension set on the side of the house, which creates an interesting juxtaposition between the contemporary and period styles. The property is beautifully presented throughout and has yielded excellent income as a high-end holiday letting property in recent years. There is an open entrance canopy and a feature oak panel door opens to a welcoming reception hall with feature panelling, an Arts and Crafts style fireplace and a high beamed ceiling. A lobby area opens to two ground floor bedrooms and a stylish modern shower room, giving the option for single level living if required. There is a stylish modern kitchen with good quality units and integrated







appliances, and the sitting room is a particularly charming space, also having a feature Arts and Crafts style fireplace. This room opens to the wonderful dining room, which sits in the contemporary style extension, which has a canopy surround with external spotlights and with this space opening to a decked balcony, creating a great sense of inside/outside living. To the first floor there are two primary bedroom suites, one having a high quality en-suite shower room and the other having a luxury en-suite bathroom with a free standing roll top bath. There are two further bedrooms at upper floor level, as well as a further stylish modern shower room. A notable feature of the property are the outstanding views, particularly from the upper floor, taking in parts of the town and looking out to sea towards coastal feature such as the Ness, Labrador Bay and the Orestone. Externally, the property has good outside space. A gated access open to a gravel driveway/entrance area providing parking for numerous vehicles. Beyond this there are landscaped gardens with shaped lawns and mature borders having shrubs and exotic plants and a further entertaining terrace, with the grounds at the rear adjoining the beautiful Clifden Hotel grounds.

Approached from the attractive driveway/entrance area an open canopied porch has a paved floor, an external cupboard and feature painted timber-work. The original oak panel entrance door opens to the....

#### RECEPTION HALL

A particularly lovely and welcoming space with a high beamed ceiling and feature original timber panelling, as well as polished parquet flooring. There is a feature Arts and Crafts style fireplace with a small brickwork surround, a canopy over and a raised hearth. There is also a feature column style radiator,. A front facing uPVC double glazed window has good views across the frontage, taking in views towards the sea and stairs rise to the first floor.

#### LOBBY AREA

With access an under stairs cupboard and doorways opening to....

## KITCHEN

The kitchen is an attractive and stylish dual aspect space with uPVC double glazed windows overlooking the landscaped gardens and also having good views towards nearby churches and out to sea. The kitchen is fitted with a good range of high quality units with composite, marble effect work surfaces and an under mounted butler style sink. There are spotlights to the ceiling and integrated appliances include a fridge/freezer, a dishwasher, a microwave, a four ring Bosch gas hob with a marble effect composite surround, a Lamoma oven beneath and a filter over. There is also a built in Lamorna microwave. There is a contemporary style wall mounted radiator.

## SITTING ROOM

A highly appealing dual aspect space with a corner set walk in uPVC double glazed window taking in good views over the frontage towards nearby churches, as well as taking in glimpses of the Ness and views out to sea. There is polished parquet flooring and dado height painted panelling to the walls. There is also a feature Arts and Crafts style fireplace with a small brick-work arched surround, tiled mantles and display ledges and a raised tiled hearth, upon which there is a electric coal effect stove. Column radiator, open display shelving and feature beams to ceiling.

## DINING ROOM

The dining room sits in a recently extended part of the property with outstanding contemporary styling, creating a great contrast with the primary accommodation. The dining room also has space for a large 12-seater dining table and chairs with feature light fittings above. There are full height coated aluminium glazed panels opening to the decked terrace with feature glass balustrades. This room and the terrace enjoy wonderful views across the stunning Cliffden Hotel grounds, as well as taking in views towards parts of the town and out to sea. There is also a large contemporary-style panel radiator.

## GROUND FLOOR LOBBY AREA

With feature panelled doors to the remaining ground floor rooms and a high level unit with electricity trip switches and IT cabling.

## GROUND FLOOR BEDROOM ONE

With uPVC double glazed French doors opening to the entrance/parking area. Through these doors sea views are enjoyed and there is a contemporary style modern radiator.

## GROUND FLOOR BEDROOM TWO

With a front facing uPVC double glazed window overlooking a courtyard area and a contemporary style radiator.

## GROUND FLOOR SHOWER ROOM

Having a stylish modern three piece suite with feature period style tiled surrounds and with the suite comprising a large shower cubicle with dual heads and dual controls, a pedestal wash hand basin and a WC. Spotlights and extractor fan to ceiling.

## MEZZANINE LANDING

With stairs rising to the main landing and a feature panel and patterned glass door to....

## PRINCIPAL BEDROOM SUITE

A particularly wonderful space, being dual aspect with a corner set walk-in uPVC double glazed window having outstanding views across the surrounding area, taking in parts of the town, The Ness, local churches and across Labrador Bay to Babbacombe and the Orestone. There is a feature reclaimed ecclesiastical-style colour glass window with secondary glazed panels as well as an Arts and Crafts style fireplace with a small brickwork surround, a tiled mantle over, display ledges and a raised tiled hearth. Contemporary style radiator and a sliding door opens to the....

## EN-SUITE SHOWER ROOM

Fitted with a stylish modern three piece suite comprising a tiled shower cubicle with dual heads and dual controls, a pedestal wash hand basin and a WC. Extractor fan, spotlights to ceiling and a column radiator/towel rail fitting.

## MAIN LANDING

Set out in two parts with feature dado height panelling, access to loft space and contemporary style radiator, feature panel doors to the upper floor rooms.

## FURTHER LUXURY BEDROOM SUITE

With a walk-in uPVC double glazed bay window having truly outstanding views as described across parts of the town and Labrador Bay, taking in nearby and distant sea views with the Orestone in the distance. Feature contemporary style radiator, picture rails and feature panelling to walls. A panel door opens to the....

## EN-SUITE BATHROOM

An elegant room with period styling and half height panelling to the walls. The suite comprises a free standing, roll top bath with a freestanding mixer set beside, a pedestal wash hand basin and a WC. Spotlights to ceiling, extractor fan and a column radiator/towel rail fitting. A uPVC double glazed window enjoys good sea views as described.

## FIRST FLOOR BEDROOM THREE

Another appealing room with a walk-in uPVC double glazed window having good sea views as described, a contemporary style radiator and dado height pine panelling to one wall.

## FIRST FLOOR BEDROOM FOUR

An attractive dual aspect room with picture rail height panelling to two walls and a front facing uPVC double glazed window taking in good sea views as described. A side facing uPVC double glazed window overlooks the approach. Contemporary style radiator.

## FIRST FLOOR SHOWER ROOM

A stylish room having a modern three piece suite with feature period style tiled surrounds, with the suite comprising a large shower cubicle with dual heads and dual controls, a pedestal wash hand basin and a WC. Spotlights and extractor fan to ceiling.

## OUTSIDE

To the front of the property, approached from Dawlish Road, double pillared gates open to the expansive parking/entrance area, which is laid to gravel and provides PARKING for a numerous cars/vehicles. There is an external meter cupboard and an "up and over" door opens to a good sized timber faced garage with a pitched, tiled roof, power points and light. Additionally, there is an outside water tap and a curved gravel



courtyard area. Adjoining the driveway there is the attractive landscaped garden, primarily laid to a shaped area of lawn set below the aforementioned decked terrace. The lawn has adjoining areas of bedding, well stocked with shrubs, small trees, palms and exotic plants. There is a further decked outdoor entertaining area with a good aspect over the mature Cliffden Hotel grounds. The plot is primarily enclosed by fencing and walling and, in addition there is a further small paved seating area.

MATERIAL INFORMATION - Subject to legal verification

Freehold

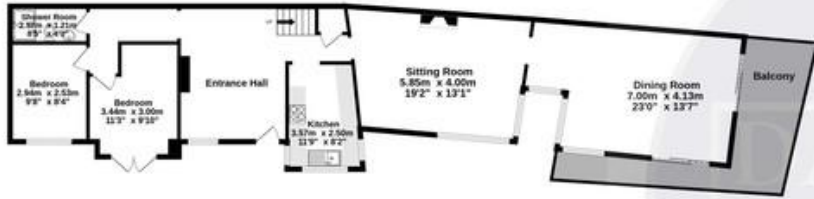
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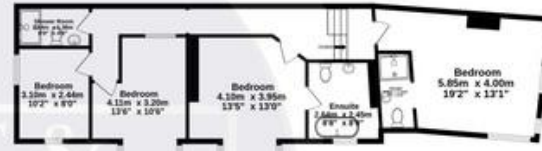




Ground Floor  
322.8 sq.m. (3208 sq.ft.) approx.



1st Floor  
76.5 sq.m. (824 sq.ft.) approx.

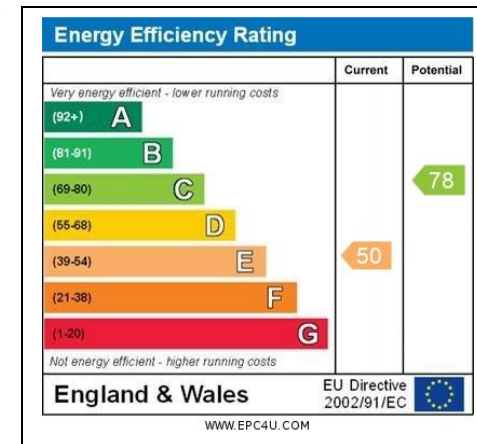


Garage  
25.1 sq.m. (270 sq.ft.) approx.



**TOTAL FLOOR AREA : 204.5 sq.m. (2201 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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