



- AN IMMACULATE DETACHED RESIDENCE WITH OUTSTANDING ESTUARY VIEWS
- SITTING ROOM WITH LOG BURNER OPENING TO DINING ROOM
- STYLISH KITCHEN/BREAKFAST ROOM, GROUND FLOOR BEDROOM AND FURTHER LOUNGE/BEDROOM
- PRINCIPAL BEDROOM SUITE WITH EN SUITE SHOWER ROOM AND TWO FURTHER FIRST FLOOR BEDROOMS
- ELEGANT 4-PIECE FAMILY BATHROOM
- DRIVEWAY PARKING AND A GOOD SIZED GARAGE
- LARGE BALCONY AND TERRACE
- MATURE WEST FACING GARDENS

Ham Lane, Shaldon, TQ14 0HW

£925,000

OVER 2100 SQ FT PLUS WONDERFUL WATER & MOORLAND VIEWS

An immaculate detached residence set in an elevated position on the fringes of Shaldon with outstanding views towards the Teign Estuary and Dartmoor. Over 2100 SQ FT of stylish interior, wonderful landscaped garden with large terrace, garage and driveway.

Property Description

LOCATION

4 Ham Lane is beautifully set in an elevated position with the westerly aspect taking good advantage of the afternoon and evening sun. The property sits on the rural fringes of the popular coastal village of Shaldon. Shaldon has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

OVER 2100 SQ FT PLUS WONDERFUL WATER & MOORLAND VIEWS An immaculate detached residence set in an elevated position on the fringes of Shaldon with outstanding views towards the Teign Estuary and Dartmoor. Over 2100 SQ FT of stylish interior, wonderful landscaped garden with large terrace, garage and driveway.

4 Ham Lane is a beautifully presented detached property set in an elevated position, with the westerly rear aspect having outstanding views towards a broad sweep of the Teign Estuary, Bishopsteignton, the Little Haldon Hills and three Dartmoor tors. The welcoming reception hall has original oak flooring and the light and spacious sitting room opens to a large balcony, providing a great sense of inside/outside living and also has a feature fireplace with a log burning stove. The sitting area opens to a dining area, which also opens to the





balcony. The kitchen/breakfast room is a beautiful space, which in turn opens to a sun room area which also opens to the balcony and has a utility porch leading off. The good quality kitchen has some integrated appliances, granite work surfaces and a range style stove. Also to the ground floor there is a good sized double bedroom as well as a large versatile room, currently in use as a lounge but which could serve a variety of purposes. To the first floor, the spacious galleried landing opens to the upstairs rooms. The principal bedroom suite is a lovely space which opens to a high quality 4-piece en-suite bathroom, which also has a walk-in wardrobe/dressing room leading off. There are two further good sized bedrooms at first floor level, as well as a study/store room and the beautifully appointed four-piece family bathroom. The outside spaces are equally appealing with a driveway providing parking and having an attractively set out front garden beside, which is raised and well stocked with exotic plants and an olive tree. There is a good sized garage set at the side of the property. Outside to the rear, the landscape gardens are also beautifully set out with shaped areas of lawn and borders stocked with a fantastic variety of shrubs, flowering and exotic plants. There is a water feature and a sweeping decked area, ideal for outdoor entertaining. In addition, there is a further area of sheltered garden which has mature apple trees, raised vegetable planters, a green house and a shed.

To the front of the property, a pathway leads to the entrance canopy from where the feature composite and part glazed entrance door opens to the....

RECEPTION HALL

An attractive, light and welcoming space with two front facing opaque double glazed windows and feature parquet-style oak flooring extends throughout this space. Stairs with a feature balustrade rise to the first floor and there is an under stairs cupboard housing the Worcester boiler supplying the central heating. Feature oak panel doors open to the principal rooms, radiator and an oak panel door opens to the....

CLOAKROOM/WC

With a side facing uPVC opaque double glazed window, dado height paneling to the walls and travertine floor tiles. There is a two piece suite comprising a pedestal wash hand basin with a mixer tap and a WC. Spotlights and radiator.

KITCHEN/BREAKFAST ROOM

A particularly lovely and light space providing an excellent "hub" for the house. An arch within this space opens to a SUN ROOM area, where a large uPVC double glazed window enjoys particularly wonderful views across the surrounding area, taking in a broad sweep of the Teign Estuary, the Little Haldon hills and having views towards Haytor, Rippon Tor and Saddle Tor. There is engineered oak flooring throughout the kitchen/breakfast room and the kitchen area is fitted with a good range of modern units with extensive areas of granite work surface with matching surrounds. There is an under-mounted butler-style sink with a mixer set and integrated appliances include a fridge/freezer and a dishwasher. There is space for an eight ring-burner range-style stove with feature tiled surround and a Belling filter over. There is also an island unit, also with an area of granite work surface with oak fronted cupboards and drawers beneath. A further area of granite surface also has cupboards beneath as well as a built-in wine rack and there are coving and spotlights to the ceiling as well as a radiator. In the sun room area a uPVC double glazed door opens to a canopy that in turn opens to a good size BALCONY and a further uPVC double glazed opaque door opens to a....

UTILITY PORCH

With ceramic tiled floor, plumbing for an automatic washing machine and a sloping polycarbonate ceiling. There are multiple uPVC double glazed windows and a uPVC double glazed door opens to the outside.

SITTING ROOM

A particularly lovely space with oak flooring and uPVC double glazed sliding patio doors open to the aforementioned balcony and also enjoys truly breathtaking views towards a broad sweep of the Teign estuary, the Little Haldon hills and three Dartmoor tors as described. There is a feature fireplace with a stone surround, a raised paved hearth, a mantle over and an

inset log burning stove. Double radiator, display shelf and spotlights and coving to the ceiling. The sitting room opens to the....

DINING SPACE

A dual aspect space, also with oak flooring and uPVC double glazed doors with views towards the estuary and Dartmoor open to the balcony. A side facing uPVC double glazed window also has a good outlook there are two radiators along with wall lights and ample space for a large dining table and chairs.

GROUND FLOOR BEDROOM

With oak flooring, coving to the ceiling and a front facing uPVC double glazed window overlooks the mature front garden and the approach lane. Double radiator.

GROUND FLOOR LOUNGE/FURTHER BEDROOM

With exposed pine floorboards and two uPVC double glazed windows overlook the approach and the front garden. Double radiator.

FIRST FLOOR LANDING

Being part galleried with a feature balustrade and a front facing uPVC double glazed window overlooking the approach. There is a side facing uPVC opaque double glazed window and oak panel doors open to the upper floor rooms. Radiator and spotlights.

FIRST FLOOR BEDROOM ONE

A particularly outstanding bedroom suite with a uPVC double glazed window taking in some good views over the surrounding area and the Ringmore valley and also having views towards the Teign estuary and Dartmoor beyond. There is a double radiator, oak flooring and an oak panel door opening to the....

EN-SUITE SHOWER ROOM

A spacious en-suite with ceramic floor tiles and stylish sanitary ware with porcelain tiled surrounds. There is a large shower cubicle with glazed screens and dual heads, as well as a large unit with an area of composite surface having an inset wash hand basin, cupboards beneath, a mixer set and

and a de-mist mirror over. WC and a side facing uPVC opaque double glazed window, along with a further uPVC double glazed window taking in a broad sweep of the Teign estuary and Dartmoor beyond. Spotlights to ceiling, extractor fan and a contemporary style radiator/towel rail. An oak panel door opens to the....

WALK IN WARDROBE/DRESSING ROOM

Having multiple hanging rails and open shelves.

FIRST FLOOR BEDROOM TWO

Having oak flooring and a front facing uPVC double glazed domer window with some outlook over the surrounding area. There are built in recessed cupboards and a wardrobe.

FIRST FLOOR STUDY

With a front facing uPVC double glazed domer window, radiator, laminate flooring, built in shelving.

FIRST FLOOR BEDROOM THREE

With oak flooring and a uPVC double glazed window takes in tremendous views as described across the Ringmore valley taking in a broad sweep of the Teign estuary and Dartmoor in the distance. Double radiator.

PRINCIPAL BATHROOM

A beautiful space with a large uPVC double glazed window taking in tremendous views towards the estuary and Dartmoor. There is a luxury four piece suite comprising a deep oval panel bath with a tiled surround, a mixer set and a shower attachment, a pedestal wash hand basin and a WC. There is also a large shower cubicle with glazed screens and a thermostatically controlled shower. There is dado height ceramic tiling, along with ceramic floor tiles. There is also an extractor fan, a radiator and spotlights. An oak door opens to a good sized linen cupboard.

OUTSIDE

To the front of the property, approached from Ham Lane there is a driveway laid to tarmac that also opens to a PARKING bay. An electric door opens to the good sized GARAGE, which sits at the side of the property and has power and light. Outside to the front there is feature outside lighting and,

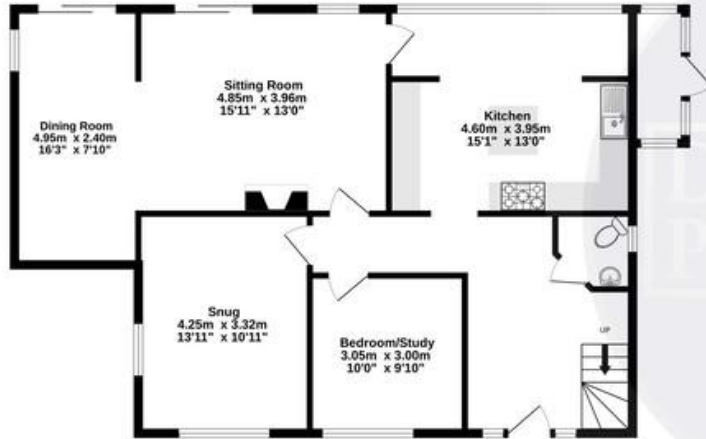
adjoining the pathway approach there is a raised front garden retained by brick walling and laid to stone chippings, with the planting in this area including a good variety of grasses, succulents and a mature olive tree. Steps rise to a cast iron gate that also opens to the approach lane. Outside to the rear of the property, immediately behind is the aforementioned balcony, which is laid to decking having power points and a feature balustrade. The balcony provides an elevated position from which to enjoy the wonderful views towards the estuary and Dartmoor and there is a mature wisteria that wraps around the balustrade. Outside to the rear of the property there is a beautiful mature and predominantly west facing garden. There is a large expanse of shaped lawn with pathways running through and, adjoining the lawn there are areas of shaped bedding well stocked with a fantastic array of shrubs, exotic and flowering plants. There is a raised area with a rockery and an ornamental pond with lilies, grasses, succulents and a mature palm beside. There is an expansive decked area providing a great spot for outdoor entertaining and being partly enclosed by a timber balustrade. A second area of garden is approached by way of a timber rose arch with picket fencing to either side opens to a delightful and sheltered area, laid partially to lawn. An area is laid to raised vegetable planters and there are mature apple trees, a seating area laid to stone chippings, a greenhouse and a shed. In addition there is a paved area set below the balcony for storage.

MATERIAL INFORMATION - Subject to legal verification

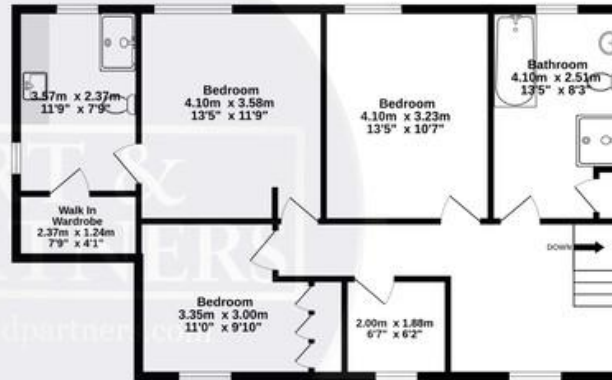
Freehold
Council Tax Band F



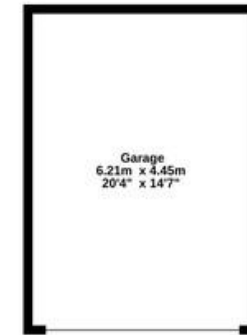
Ground Floor
92.5 sq.m (996 sq.ft.) approx.



1st Floor
78.1 sq.m (840 sq.ft.) approx.

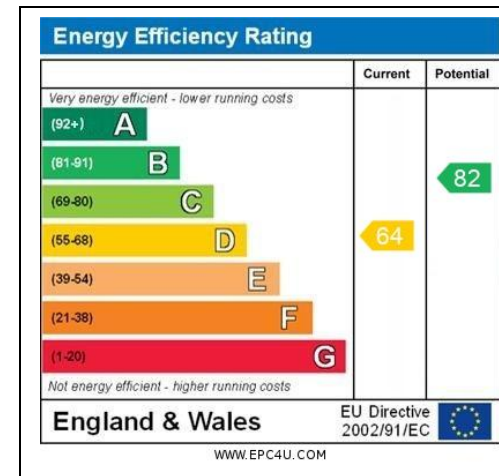


Garage
27.6 sq.m (297 sq.ft.) approx.



TOTAL FLOOR AREA : 198.2 sq.m. (2133 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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