



WEST LODGE

Humber Lane, Bishopsteignton, TQ14 9TG

A magnificent Grade II Listed detached country residence with truly breathtaking panoramic countryside views.



A rare opportunity to purchase this stunning detached Grade II listed country residence in the outstanding location of Humber on the outskirts of the desirable village of Bishopsteignton.

- Detached Grade II Listed country residence
- Outstanding location with panoramic countryside views
- Two spacious double bedrooms, one with en-suite
- Luxury Italian marble bathroom
- Drawing Room
- Library
- Stunning Orangery
- Separate Studio
- Double Garage
- Mature, well stocked gardens extending to approx 1/3 acre



THE HOUSE

West Lodge has been extensively upgraded by the current owners and now provides a palatial country home with accommodation that capitalises on superb panoramic countryside views. Originally built for Lord Cable, the owner of Lindridge House, in Circa 1920, the double fronted lodge is approached via the impressive gates of Lindridge Park and is located immediately on the left hand side.

West Lodge retains many of the original features including the large 12 pane sash windows, high ceilings and ornate fireplaces whilst enjoying modern comforts including gas central heating throughout. This unique property is flooded with light, has spacious living rooms for entertaining and a warm and welcoming atmosphere. The property is perfectly positioned on the 1/3 acre plot of landscaped mature gardens which provide colour and interest all year round.



THE ACCOMMODATION

The impressive original arched front entrance leads into the hallway which has a tiled floor, dado and picture rails and a high ceiling with decorative coving and ceiling rose.

Leading off the hallway are the two double bedrooms, the master having solid wood parquet flooring, two built-in wardrobes providing extensive clothes storage and an en-suite wet room which is fully tiled and modern, containing a shower with rain head, wash hand basin, WC and chrome heated towel rail. The second double bedroom which also has solid wood parquet flooring has two windows flooding it with light.

Further along the hallway you will find the library which has an elegant fireplace fitted with a remote controlled flame gas fire. The tall sash window has a stunning view across the countryside.

Beyond the library is the dairy, a very bright room with slate flooring, providing kitchen facilities, ceramic sink, gas hob, plumbing for washing machine as well as beautiful matching slate shelving for displaying crockery.



The main bathroom has been decorated with luxurious Italian marble, there is a roll top bath and a beautiful freestanding wash hand basin with ample storage under and above there is a huge wall mirror.

The magnificent drawing room is dual aspect and flooded with light, the views out over the garden and countryside beyond are breathtaking. The flooring is again, solid wood parquet and the fireplace is fitted with a remote controlled living flame, cream enamelled wood burner style gas fire which makes a lovely focal point in the winter months.

French doors lead into the impressive orangery, a truly superb room with abundance of light and a beautiful slate floor with matching skirting. The present owners have incorporated cooking facilities by installing an Aga 60 with hot plate and two ovens to enable them to enjoy social dining. There is ample space for a dining table and seating making a superb venue for dinner parties and family celebrations with double doors either end leading onto the wrap around terrace with balustrades.







West Lodge

Humber Lane, Bishopsteignton, TQ14 9TG
 Total Floor Area: 3069 sq.ft | 285.1 sq.m (approx)



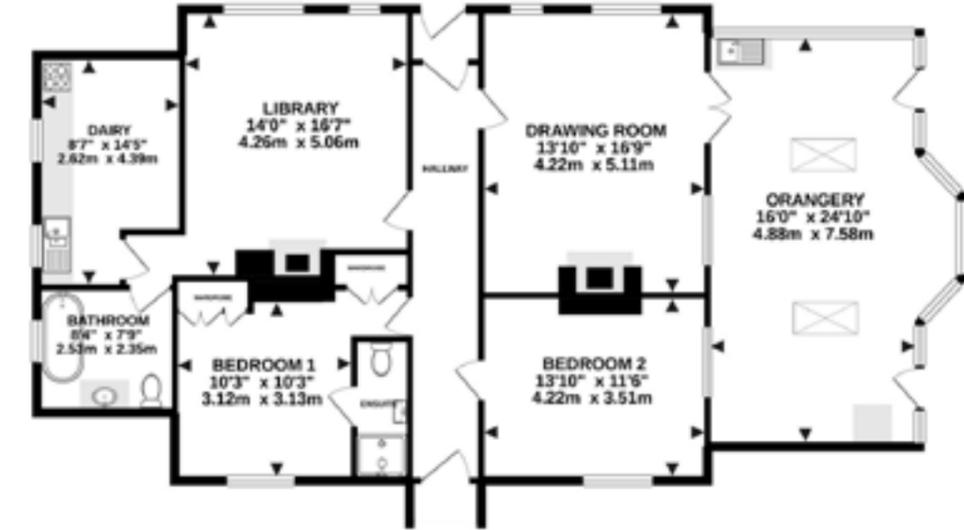
Cellar

Total Floor Area (approx)
 960 sq.ft | 89.2 sq.m



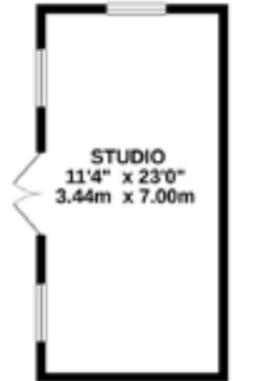
Ground Floor

Total Floor Area (approx)
 1535 sq.ft | 142.6 sq.m



Outbuildings

Total Floor Area (approx)
 574 sq.ft | 53.3 sq.m



Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2020



THE GROUNDS

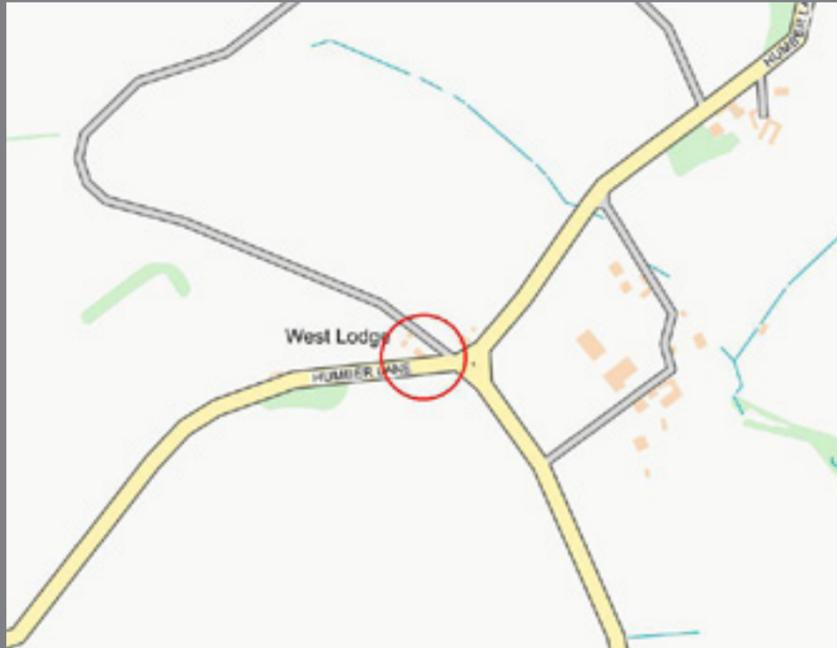
The front of the property is accessed through cast iron ornate double gates and features manicured lawns bordered by beds of lavender and colourful flowers, shrubs and ornamental trees giving all year round colour and interest. The garden wraps itself around the property providing numerous seating areas to enjoy every angle of the breathtaking views. At the rear of the property steps lead down from the main terrace to a manicured lawn, bordered by well stocked beds of colourful plants, shrubs, flowers with ornamental trees.

There are timbered edged raised beds for growing fruit and veg and numerous fruit trees. Through an archway within the hedge more fruit trees can be found and beyond is the chicken enclosure and hen house with a beautiful tulip tree and garden bench to sit at and take in the views towards Haytor.

Across the lawn from the orangery is the large studio with veranda which has power, light and air conditioning to ensure a comfortable working environment all year round. The double garage has light, power, water and a remote controlled up and over door, in front of which is ample gated parking.

Beneath the property, access from the rear garden is an extensive storage area which has power and is almost full standing height. This area contains a condensing boiler for the central heating and hot water. There is an unvented hot water cylinder providing mains pressure hot water and a filter system for the private water supply.

The property also has a tall loft space which subject to the necessary planning permission could be converted into additional accommodation, which would give estuary views.



LOCATION

Humber is a small and peaceful hamlet with Bishopsteignton being its nearest village, which offers a thriving community with a village shop, chemist, post office, parish Church and public houses/restaurants. There is a regular bus service to Teignmouth, Exeter and the surrounding area. Some of the most beautiful parts of the Teignbridge countryside surround the village and proximity to the sea and its leisure pursuits makes this a very popular part of Devon in which to live.



NEARBY TOWNS

Teignmouth: 3.6 miles

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter.

Newton Abbot: 4.4 miles

Newton Abbot offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and plenty of other things that you would expect to find in a town of this size. Newton Abbot has a main line railway station to London Paddington (approx 3h) and offers easy access to the A38 Devon Expressway and the M5.

SCHOOLS

PRIMARY

Bishopsteignton Primary School: 1.9 miles

SECONDARY

Teignmouth Community School: 3.6 miles

PRIVATE

Trinity School: 3.5 miles

TRANSPORT

Teignmouth station 3.7 miles

Newton Abbot station 4.2 miles

Exeter airport 19.5 miles

A380 2.6 miles

M5 10 miles

OUT AND ABOUT

Coast at Teignmouth 3.9 miles

Dartmoor(Haytor) 11.3 miles

Teignmouth Golf course 1.8 miles

Stover Golf course 5.9 miles

COMPLETE SIGNATURE HOMES

13 Wellington Street,
Teignmouth,
Devon, TQ14 8HW

t: 01626 870 870

e: teignmouth@completeproperty.co.uk

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SIGNATURE HOMES

complete.