



Teignharvey - TQ12 4RS

Newton Abbot

Offers Over **£1,500,000**

ABSOLUTE



Teignharvey

Newton Abbot

Nestled in an idyllic rural setting and boasting uninterrupted estuary views, this exceptional 3-bedroom bungalow offers a unique opportunity to reside in a picturesque retreat with approximately 80m river frontage and direct river access. This charming property exudes character and potential, with the prospect of development being a possibility, subject to necessary planning permissions. The allure of this residence is further heightened by its serene surroundings, making it a haven for those seeking tranquillity and serenity.

Upon entering the property, one is greeted by a spacious sitting room featuring a cosy wood burning stove, perfect for relaxing on chilly evenings. The adjacent formal dining room provides a refined space for entertaining guests, while the stunning kitchen breakfast room, complete with a separate utility area, is a culinary enthusiast's dream. The accommodation is well-appointed, comprising a luxurious 4-piece bathroom/WC and a separate shower room/WC, ensuring convenience and comfort for residents. Three generously proportioned double bedrooms offer ample space for relaxation, while a convenient loft room adds versatility to the layout.



The beautifully landscaped gardens surrounding the property provide a lush oasis for outdoor enjoyment and relaxation. An attractive block-paved driveway affords ample off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. For those with discerning tastes, the property also offers access to a second driveway parking area, where previous planning permission existed for a double garage, presenting an opportunity for further enhancement of the property's functionality and value.

Presenting a rare and enviable combination of rural tranquillity, striking river views, and development potential, this property represents a unique opportunity to embrace a lifestyle of refined comfort and natural beauty. Don't miss the chance to make this extraordinary property your own and experience the epitome of country living at its finest.

Garden

The grounds have been superbly landscaped and are set within a variety of lawned areas, timber decking and patio, ideal for al fresco dining. The gardens are stocked with an abundance of flowering plants, trees and shrubs. Steps give access to the river.

DRIVEWAY

6 Parking Spaces

The property is approached via an attractive block paved driveway allowing ample off-road parking for cars, boats and motorhomes. A path gives access to the property. A second driveway is available for further parking where there is lapsed planning permission for a double garage. This area could be ideal for potential development subject to any necessary planning permission.



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The property occupies a fabulous rural position on the edge of the River Teign with approximately 80m of river frontage enjoying some fabulous views over the river and adjacent fields. The much sought after village of Shaldon is within approximately 1 miles distance with its array of shops, facilities and amenities. The property occupies a fabulous tucked away position and offers a good deal of privacy.

Tenure: Freehold

Council Tax band: G

EPC Energy Efficiency Rating: D

- Idyllic rural setting with uninterrupted estuary views
- Approximately 80m river frontage with river access
- Potential for development subject to any planning permission
- Sitting room with wood burning stove and formal dining room
- Stunning kitchen breakfast room with separate utility
- A 4 piece bathroom/WC and separate shower room/WC
- Three double bedrooms and useful loft room
- Attractive block paved driveway allowing for ample off road parking
- Access to second driveway parking where there was elapsed planning permission for a double garage

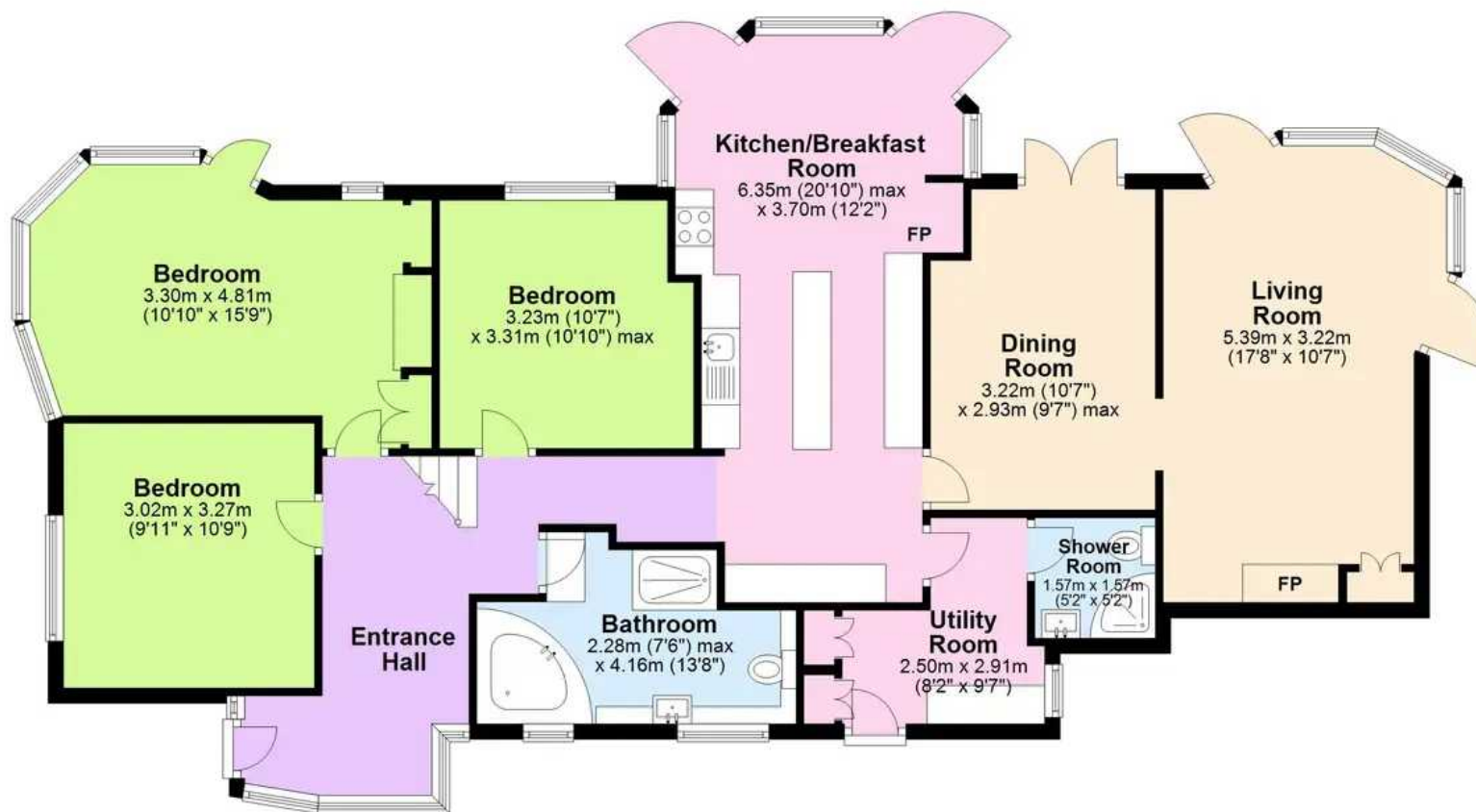




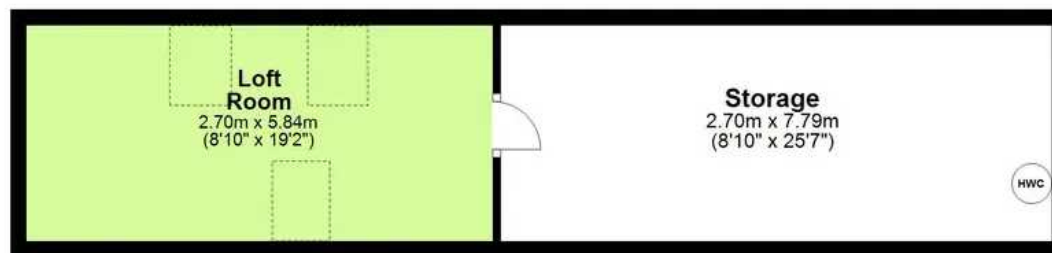
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Ground Floor



First Floor



Total area: approx. 160.5 sq. metres (1727.2 sq. feet)

Approx
Plan produced using PlanUp.

Archbrook





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