



# 9 Lindridge Park

Lindridge, Teignmouth

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An attractive mews-style four bedroom home, set in the sought-after and expansive grounds of Lindridge Park

A beautifully appointed home with light, neutral décor. Sitting within the impressive 23-acre private estate, the property forms part of an attractive terrace, woodland and well-maintained Italianate gardens. The grounds include a tennis court, a heated swimming pool and a croquet lawn, all for the exclusive use of residents.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS + W/C**



**GARAGE + PARKING**



**COURTYARD + COMMUNAL GARDENS**



**FREEHOLD**



**RURAL**



**1,660 SQ FT**



**GUIDE PRICE  
£525,000**



### The property

9 Lindridge Park is a splendid four-bedroom terraced house, set in a mews enclave in the magnificent Lindridge Park. Dating back to 1044 and originally built for the Bishop of Exeter, the former manor house was converted and redeveloped in the 1990s to feature a collection of charming homes with access to the beautiful grounds. The house offers more than 1,600 sq. ft. of bright, light-filled accommodation arranged over three floors and features two good-sized reception rooms. The entrance to the property brings you to the middle floor. This floor includes the comfortable drawing room and principal bedroom with en suite, which both benefit from sweeping views across the surrounding countryside. There is a further bedroom to the front of the property, as well as a w/c with useful fitted storage. The dining room on the lower level has French doors opening onto the rear courtyard garden, providing further remarkable views. Adjacent to the dining room is a light-filled, well-equipped kitchen with its sleek contemporary units, integrated gas hob, double oven and utility room with built-in storage.

The upper floor has an additional two double bedrooms with fitted wardrobes, as well as a family bathroom with an over-bath shower.

### Outside

Lindridge Park is accessed via a private driveway, leading to all the homes on the estate. There is dedicated parking to the front and visitors parking to the rear of the property, as well as access to the detached garaging block, of which there is one for number 9. The paved, walled courtyard garden at the rear provides an ideal space for al-fresco dining or to relax and enjoy the sights of the breathtaking landscapes and grounds. The well-kept grounds consist of listed Italian gardens, featuring yew hedge topiary, a lime tree avenue, a temple monument and pond, a wisteria-clad pergola walk, lavender and rose garden and a water garden with a trickling cascade feeding a series of ponds. There is a heated open air swimming pool, tennis court and croquet lawn, all for the enjoyment of residents only.



## Location

Lindridge Park is situated in a picturesque rural setting, two miles from the popular village of Bishopsteignton. The village has several everyday amenities, including several pubs, a post office, a doctor's surgery and a primary school. For other everyday needs, Teignmouth is just five miles away, with its choice of supermarkets and range of shops, cafés, restaurants and leisure facilities. There are several schools in the area, including a primary school in Bishopsteignton and the outstanding-rated Shaldon Primary School in Teignmouth. Secondary schooling can be accessed in Teignmouth and Newton Abbot. Teignmouth also has the independent Trinity School. Teignmouth station offers rail services towards Exeter, where London Paddington can be reached direct in around two hours. By road the A380 provides excellent links towards Exeter and Plymouth. The area is ideal for those with a love of the outdoors, with sailing and watersports easily accessible, the South West Coast Path nearby and golf at Teignmouth Golf Course.

## Distances

- Bishopsteignton 1.9 miles
- Kingsteignton 3.5 miles
- Teignmouth 4.8 miles
- Newton Abbot 4.8 miles

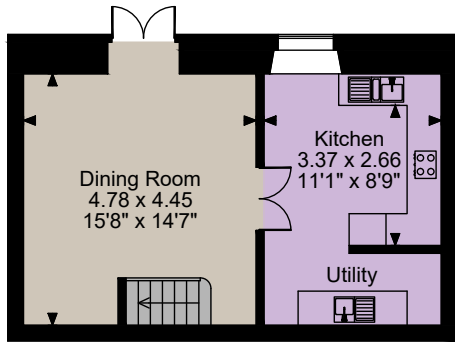
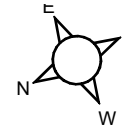
## Nearby Stations

- Teignmouth
- Newton Abbot
- Dawlish

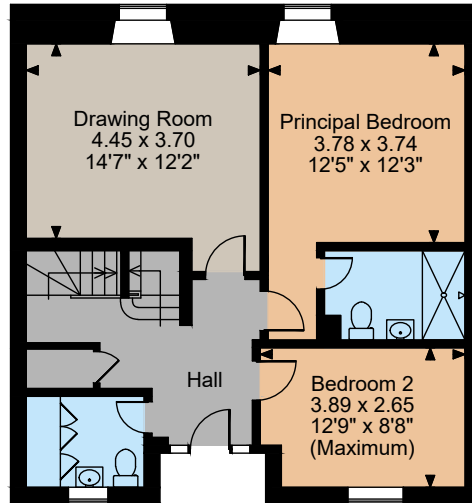
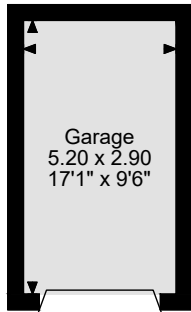
## Nearby Schools

- Bishopsteignton School
- Rydon primary School
- Teign School
- Kingsteignton School
- St Michaels CofE Primary School
- Teignmouth Primary School

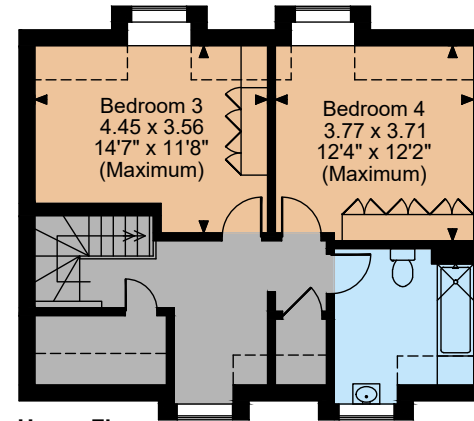




Lower Floor



Middle Floor



Upper Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Floorplans

Main House internal area 1,660 sq ft (154 sq m)

Garage internal area 162 sq ft (15 sq m)

Total internal area 1,822 sq ft (169 sq m)

For identification purposes only.

## Directions

TQ14 9TF

///what3words: soil.ejects.ecologist

## General

EPC rating: C

Local Authority: Teignbridge District Council

Services: T Mains electricity and gas. Private drainage which we understand to be compliant with current regulations.

Service charge: Annual maintenance charges are £3,800 which covers use of the swimming pool, tennis court, access to 23 acres of parkland, water, drainage and all ground maintenance

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

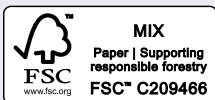
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