



Tides Reach

Bishopsteignton, Devon



A magnificent, detached house with extensive grounds, in a sought-after and picturesque setting

A contemporary luxury home with extensive accommodation and grounds, set in a beautiful rural setting on the edge of Bishopsteignton, overlooking the Teign Estuary. The property features light, airy and spacious accommodation, with much of the living space taking advantage of those south-facing riverside views, while there is also a useful one-bedroom annexe.



5 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



PRIVATE PARKING



12 ACRES



FREEHOLD



RURAL/VILLAGE



4866 SQ FT



**GUIDE PRICE
£2,400,000**



The property

Tides Reach sits in a commanding position overlooking the Teign Estuary with views across the river and towards the rolling countryside beyond. The house, which dates from 1997, offers more than 5,000 square feet in total, including the five-bedroom main house and the attached one-bedroom apartment. Inside, the grand reception hall provides a dramatic entrance with its glossy floor tiles and impressive central staircase leading to the galleried first-floor landing. Double doors lead to the main ground-floor reception room – the 30ft sitting room – with its full-height windows and dual French doors opening onto the gardens. The formal dining room also opens onto the rear terrace via French doors, while further receptions include the study and a comfortable snug. Additionally on the ground level, the L-shaped, open-plan kitchen and breakfast room features fitted units, a stainless steel range cooker. Integrated appliances and a breakfast bar, as well as space for a breakfast table. Further French doors open from the breakfast area onto the south-facing garden.

Upstairs, the galleried landing leads to the five well-presented bedrooms, including the nursery, which could be used as a dressing room if required. The generous principal suite has its own dressing room and a large en suite bathroom, while three additional bedrooms are also en suite, including the nursery. The self-contained apartment is accessed via its own entrance but is connected to the main house internally via the utility room. It provides a comfortable sitting room, a kitchen and one bedroom with an en suite bathroom, and is ideal for guests or family members.

Outside

The house sits in a highly desirable position on the edge of Bishopsteignton and overlooking the beautiful Teign Estuary. Entering through double gates, the spacious gravel driveway at the front provides parking for numerous vehicles. The garden is mostly to the rear, taking in the riverside views and benefitting from a south-facing aspect that welcomes sunlight throughout the day.









It includes a large patio area across the back of the house, which is ideal for al fresco dining, ornamental gardens with box hedging and steps leading down to a sweeping lawn and meadow beyond, which stretches more than 500ft to the banks of the estuary. There is also a vegetable garden with raised beds and a storage shed, while the grounds extend further to take in wooded areas and a further large paddock to the west, dotted with mature trees. The grounds extend to approximately 12 acres in total.

Location

Tides Reach is situated in the village of Bishopsteignton. The village has two churches, a primary school, a Health Centre, two Inns and a brewery selling local ales and ciders, as well as a General Store, Post Office and Pharmacy. Teignmouth is situated on the north bank of the estuary mouth of the River Teign. The town grew from a fishing port to a fashionable resort of some note in Georgian times, with further expansion after the opening of the South Devon Railway in 1846. Today, its port still operates and the town remains a popular seaside holiday

location. It has a good range of recreational and shopping facilities and a number of schools, including Trinity School, Teignmouth Community College and Hazeldown Primary School. The delightful village of Shaldon lies directly across the estuary and has a thriving community. Shaldon Primary School is highly regarded and the village offers a range of shops together with a number of award winning restaurants and excellent coffee shops. A good range of recreational, educational and cultural facilities can be found in the coastal town of Torquay, which has the highly regarded Torquay Grammar Schools for boys and girls. Torbay, known as 'The English Riviera' has over 10 miles of coastline combining the towns of Torquay, Paignton and Brixham and featuring a splendid mix of cliff tops, beaches and hidden coves. Exeter, approximately 13 miles away, offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants. Many schools can be found in Exeter whilst Exeter University is recognised as one of the best in the country.



Distances

- Teignmouth 2.0 miles
- Shaldon 2.0 miles
- Kingsteignton 2.6 miles
- Newton Abbot 3.8 miles
- Torquay 8.5 miles
- Exeter 16.0 miles

Nearby Stations

- Teignmouth Station
- Dawlish Station
- Newton Abbot Station

Key Locations

- Teign Heritage Centre
- The Grand Pier
- Decoy Country Park
- Dawlish Museum
- Castle Dyke
- Stover Country Park
- Powderham Castle
- Shaldon Wildlife Trust

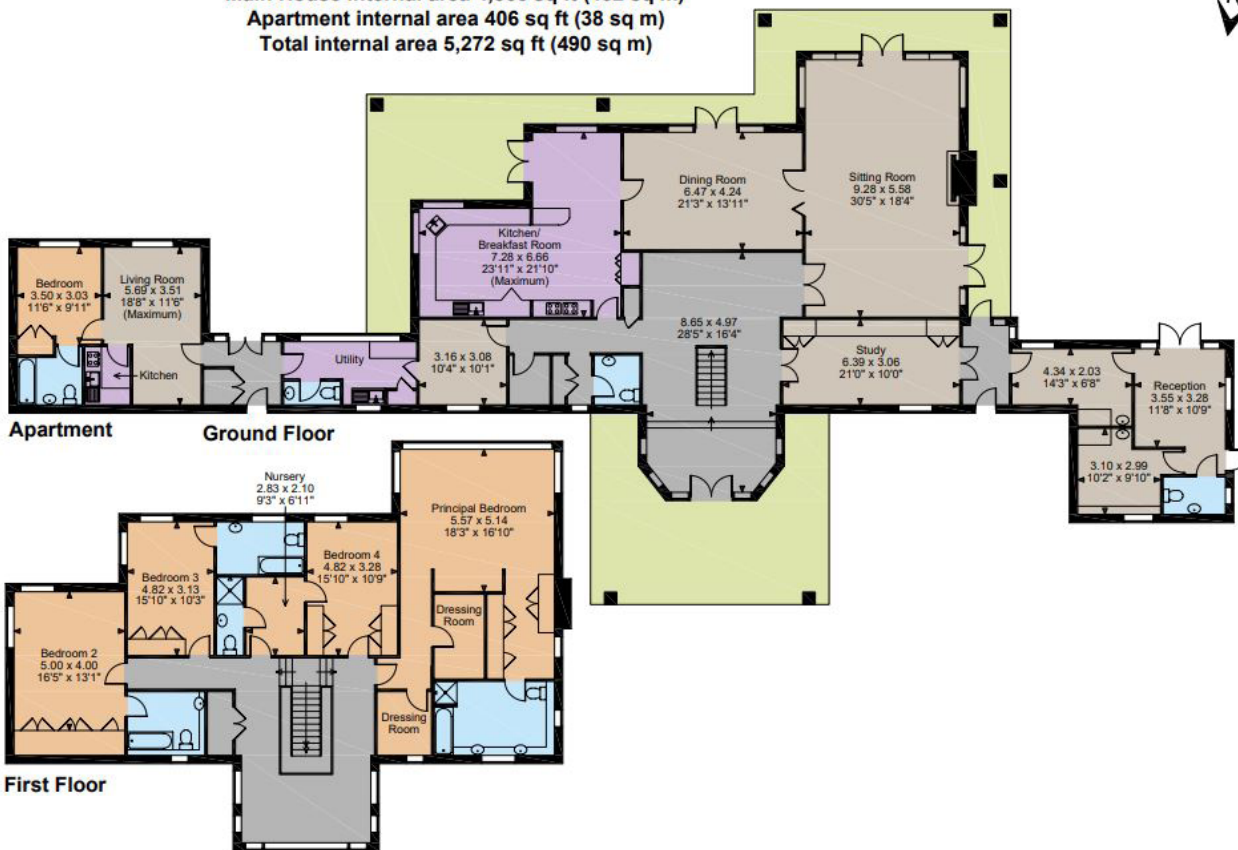
Nearby Schools

- Trinity School
- School for Inspiring Talents
- Academy for Character and Excellence
- Teign School
- Shaldon Primary School
- Stokeinteignhead Primary School
- Coombeshead Academy
- Stover School
- Torquay Boys Grammar School
- Torquay Girls Grammar School





Tides Reach, Rydon Gardens, Newton Road, Bishopsteignton, Teignmouth
Main House internal area 4,866 sq ft (452 sq m)
Apartment internal area 406 sq ft (38 sq m)
Total internal area 5,272 sq ft (490 sq m)



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

Main House internal area 4 866 sq ft (452 sq m)
 Apartment internal area 406 sq ft (38 sq m)
 Total internal area 5 272 sq ft (490 sq m)
 For identification purposes only.

Directions

TQ14 9PP ///What3words fiction.directors.wider - brings you to the driveway

General

Local Authority: Teignbridge District Council
Services: Mains water, drainage, electricity and gas
Mobile and Broadband checker: Information can be found here: <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: D

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

Reeves and Rose

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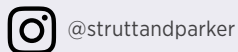
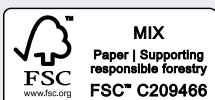


REEVES AND ROSE
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