

2 Lindridge Park

Lindridge, Devon







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A unique property on this luxury development set within 23 acres including an Italianate garden, heated swimming pool, tennis court and paddocks.

Bishopsteignton 1.5m, Exeter 12.7 miles (London Paddington 2 hours)
(All distances and times are approximate)

Accommodation and amenities

Reception hall | Dining room | Study | Kitchen/breakfast room | Utility | WC

Sitting room | Two bedrooms | Shower room

Principal bedroom with ensuite | Two further bedrooms (one ensuite) | Shower room

Gardens | Double Garage



Exeter

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EX1 1QD

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Situation

Lindridge Park occupies an exceptional piece of Devon countryside, on the southern slopes of Haldon Moor, high above the Teign Estuary. The property is well placed for the coast and Dartmoor yet with easy access to Exeter. The nearby village of Bishopsteignton provides a primary school, doctors surgery, pharmacy, village store, post office, pubs and churches.

The Teignmouth Golf Club is close at hand with other first class golfing facilities in Newton Abbott and Exeter. The nearby towns of Teignmouth, Newton Abbot, Torquay and Exeter also offers excellent shopping facilities and a good selection of public and private schools.

Communication links are good with the A380 giving access to the M5 motorway at Exeter and there are regular Intercity rail links from Newton Abbot and Exeter to London Paddington and London Waterloo.

For sale freehold

Cable House is a wonderful home situated in this highly desirable location. The house itself is in good order and is ideal for entertaining with lovely reception space including a wonderful sitting room and dining room. For working from home there is also a separate office with good wifi. There is also an attractive snug on the first floor. The principal suite is particularly impressive and there are four to five



bedrooms in total offering great flexibility to the incoming purchaser. As well as access to the impressive grounds and amenities there is also plenty of off street parking and a separate garage.

Gardens and Grounds

Lindridge Park has 23 acres of private and secure parkland surrounding the development. The listed gardens and grounds, which are for the enjoyment of all the residents, include numerous areas of landscaping including water gardens, woodland walks, a listed water tower, Italian and Temple gardens, an outdoor heated swimming pool, a

hard tennis court and two paddocks. Many of the trees and shrubs at Lindridge Park are rare species.

Services

Private water and drainage. Mains electricity and gas. Broadband.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.





Local Authority

Teignbridge District Council, Forde House, Brunel Road,
Newton Abbot, TQ12 4PB

Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423111

Directions (Postcode TQ14 9TF)

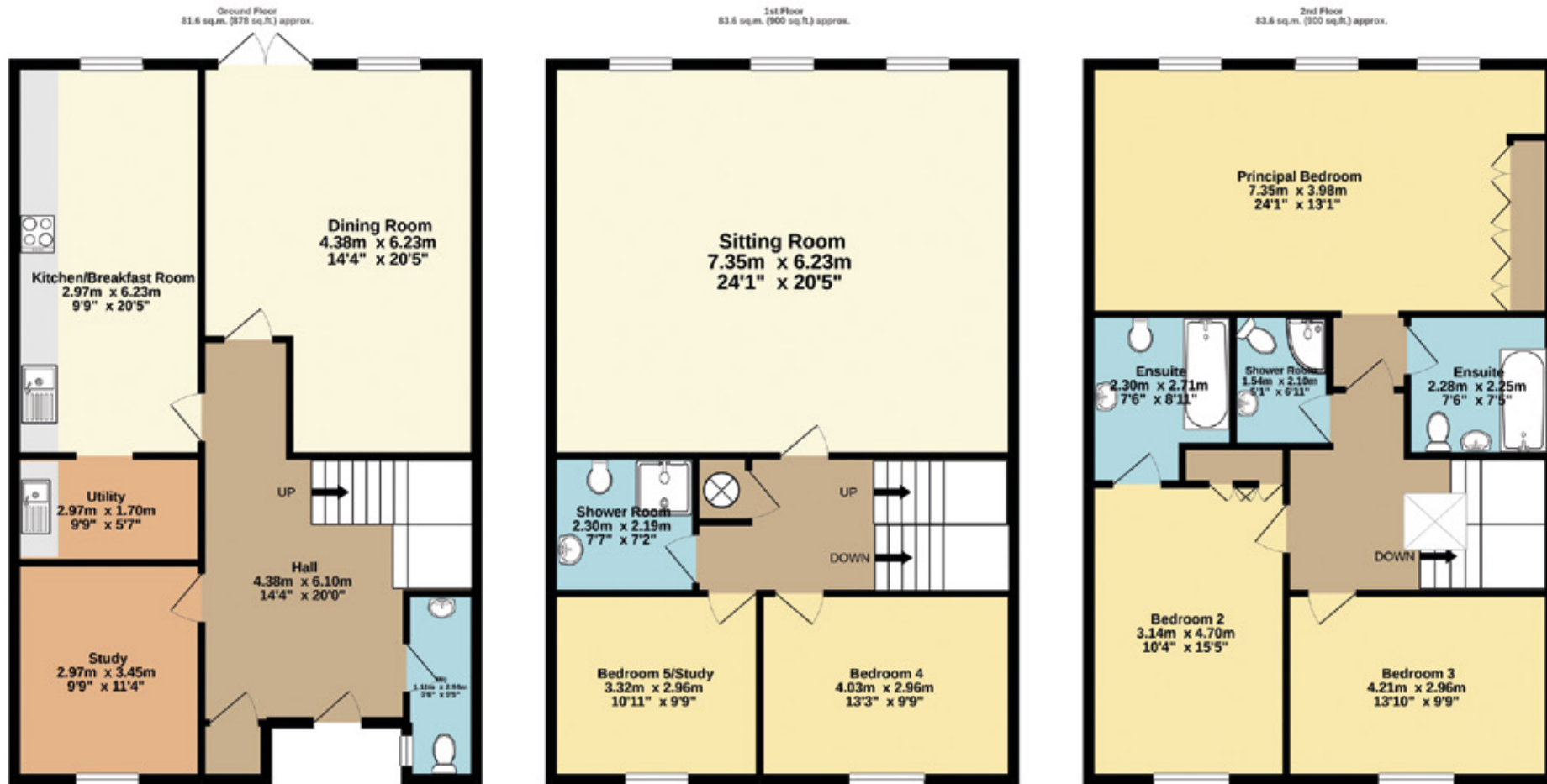
From Exeter and the M5 motorway proceed south on the A380 towards Torquay. After approximately 3 miles turn left (signposted to Teignmouth) on the B3192. After about 2.2 miles turn right beside the golf course signed to Bishopsteignton. At Gypsy Corner, turn right and descend to a crossroads (Rowden Cross), turn right and the main entrance to Lindridge Park will be found at the bottom of the hill.



Approximate Gross Internal Floor Area

2,836 sq ft / 263.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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