

2 Lindridge Park

Lindridge, Devon



 Knight
Frank





2 Lindridge Park

Lindridge, Devon

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
19 Southernhay East, Exeter
EX1 1QD

Tel: 01392 423111
mark.proctor@knightfrank.com

knightfrank.co.uk



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.

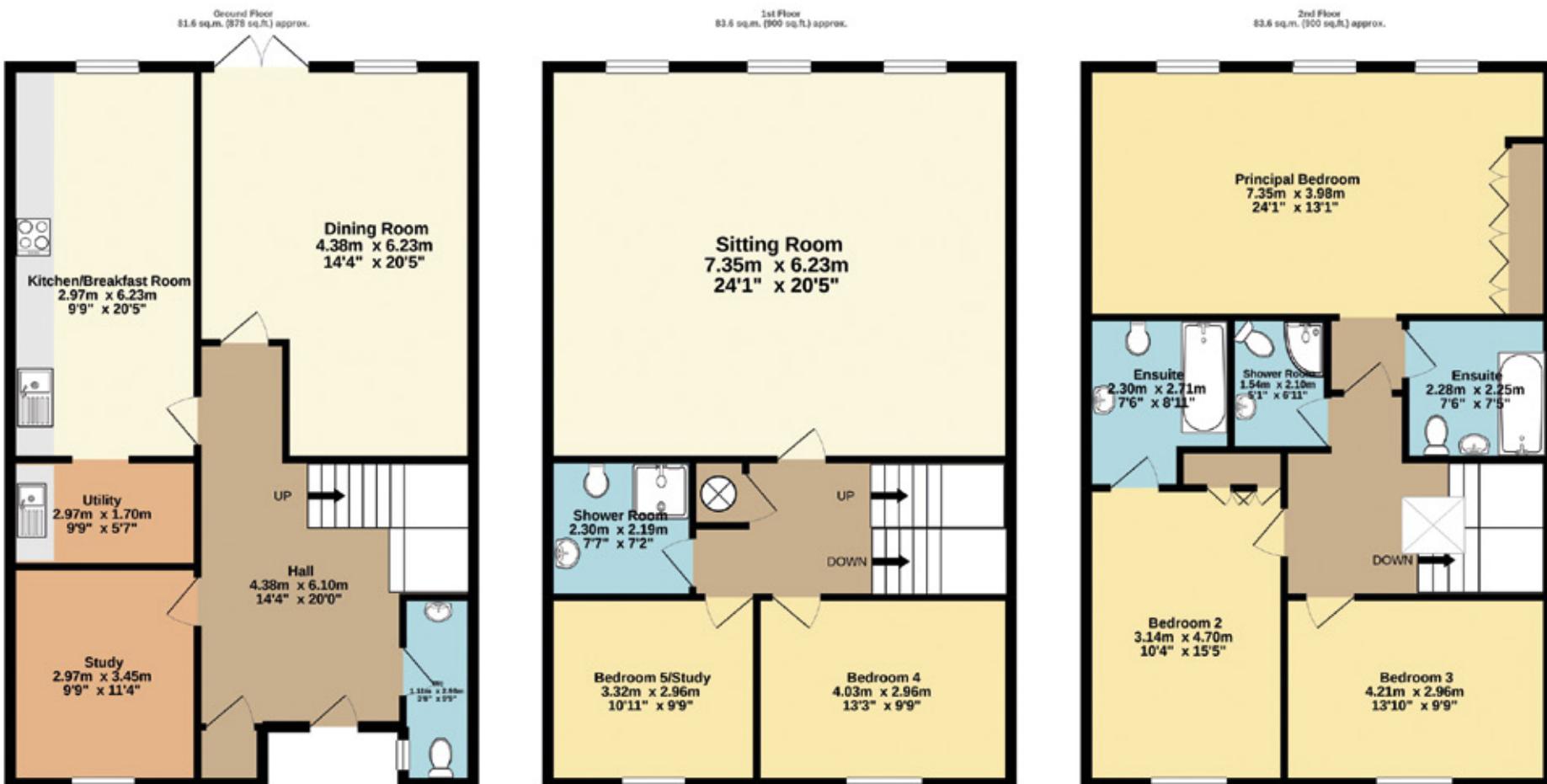


Approximate Gross Internal Floor Area

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated September 2021. Photographs dated September 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.



 Knight
Frank