

The Old Rectory, Teigngrace, South Devon





An elegant and beautifully appointed former rectory, in the heart of the village, with wonderful gardens, swimming pool, and two bedroom guest annexe.

Summary of accommodation

The Old Rectory

Basement: Storage
Ground floor: Entrance hall | Kitchen/breakfast room | Walk in pantry | Sitting room | Dining room | Conservatory | Study | TV room
First floor: Landing | Main bedroom with en suite bathroom and walk in wardrobe | Three further double bedrooms | Family bathroom

The Old Rectory Annexe

Ground floor: Kitchen | Dining area | Sitting room
First floor: Two double bedrooms | Shower room

Outside

Large double fronted summerhouse/pavilion | Garden shed | Well-established and beautifully stocked gardens | Gravelled front with parking
Two sets of double gates providing access to further parking, swimming pool and terrace | Pump house

Gross Internal floor Area 4456 sq ft (414 sq m)

Distances

Newton Abbot train station 2.5 miles, A38 (Drumbridges) 2.5 miles, Totnes 10 miles, Maidencombe Beach 7 miles
(All distances are approximate)



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The location

Teigngrace is a pretty, rural hamlet situated in open countryside and just over two miles from the A38, making Exeter, Plymouth and the M5 easily accessible. The village is on the edge of Stover Country Park, a Site of Special Scientific Interest and Local Nature Reserve. The park is set within 114 acres of woodland, with lakes, marshland, heathland and grassland, and is home to a substantial variety of wildlife. It is also designated as a dragonfly hotspot by the British Dragonfly Society.

The mainline rail station at Newton Abbot is about 2.5 miles distant and offers a regular high-speed service to London Paddington in about 2.5 hours.

Teigngrace is well situated between the glorious rural idyll that is Dartmoor and the sandy South Devon beaches, ensuring you will never be short of things to do or places to visit.

Both Torquay and Newton Abbot offer an excellent range of amenities including superstores, hospitals, restaurants, boutique shops and galleries, and a good range of secondary schools including Torquay Boys' Grammar and Torquay Girls' Grammar Schools. The cathedral city of Exeter, which is about 18 miles away, is a hub of cultural excellence and home to one of the top UK universities.



Annexe

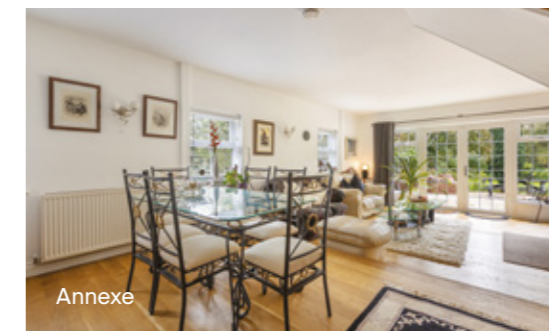


The Old Rectory

The Old Rectory, which we believe dates from about 1830, with later additions, has been beautifully refurbished by the current owners and is presented to an exceptionally high standard. The main house offers spacious and well-proportioned accommodation over two floors, and an additional basement which is currently used for storage, but suitable for conversion (subject to any necessary permissions).

Adjoining the house is the annexe, with its own private entrance, gardens and parking, is totally separate but can remain integral to the house if needed. The current owners wanted to achieve greater flexibility and sharing of space between the annexe and the main house, so knocked through to connect the annexe on the first floor. This has created an inter-connecting bedroom, which adapts to a third bedroom in the annexe as and when needed.

The Old Rectory is approached through a lovely entrance vestibule with an entrance hall, complete with Victorian tiled floor. The main sitting room is double length and triple aspect, with floor to ceiling sash windows and a large bay window to one side. There is a wood burning stove set in a recess. The second sitting room/TV room has French doors leading to the garden and a bay window. There is an electric feature wood burner set in a recess.



Annexe



Annexe



In addition, is a study and a large sunroom with double doors to the garden. The kitchen/dining/living is the centre piece of this fabulous family home and is fitted with an oil-fired AGA and electric range.

There is a double butler sink, space for large fridge/freezer, and a dishwasher. There is a utility/cloakroom and walk-in pantry.

Stairs rise to a lovely split-level landing with library wall, and access to four double bedrooms and family bathroom. There is an interconnecting door to the annexe on both this level and on the ground floor. The main bedroom has a walk in wardrobe and superb en suite bathroom, with roll-top bath and large walk in shower with twin shower heads. The family bathroom is similarly appointed with freestanding bath and walk in shower.

The Annexe

Front terrace and double gates to the side, provide parking for three vehicles. There is a secluded terrace for dining and private gardens. The annexe is beautifully presented with an entrance hall and spacious open plan dining/living room with double doors to the garden and wood burning stove. The kitchen is well fitted with a butlers sink, hob, oven, space for dishwasher and washing machine. The first floor has a galleried landing with access to two double bedrooms and a shower room with large rain head shower.



Gardens

The gardens at The Old Rectory have been beautifully landscaped by the current owners and offer an array of well-established shrubs and flower borders, to be enjoyed all year round. Immediately to the rear of the house is a full width terrace, beyond which, the level lawns extend and are bordered by mature trees. There are further dining and seating areas, walkways, and pergolas. There is a double fronted summerhouse/pavilion with veranda, and a garden shed. Gated access leads to the heated swimming pool with surrounding terrace and there is a pump house with newly installed heater and pump. To the front of the house, there is gravelled parking with a raised bed as a central feature and double gates lead to further parking to the side of the house.

Services

Oil central heating, mains water, drainage and electricity.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ12 6QP)

Leave the A38 Devon Expressway at Drumbridges Roundabout, following the signs for Trago Mills and Newton Abbot. Follow the A382 through Stover Woods towards Newton Abbot, and once past Stover School, take the next left into Greycoat Lane. At the end of Greycoat Lane, turn left and follow the road into the village of Teignrace, where The Old Rectory is the last house on the right, just before the village field.

What3words: that.birdcage.relishes

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council: 01626 361101

Council Tax: The Old Rectory – Band G, The Annexe – Band A

EPC Rating: The Old Rectory – E, The Annexe – D

Offers over £1,400,000

Approximate Gross Internal Floor Area

414.0 sq m (4456.4 sq ft)

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.



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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Particulars dated November 2023. Photographs and videos dated October 2023.

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