

# Falconers Rest, Bishopsteignton, Devon

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A beautiful contemporary home with **far-reaching estuary views** in the popular village of Bishopsteignton.

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### Summary of accommodation

#### Ground Floor

Reception hall | Two bedrooms | Shower room | Storage/boot room | Integral garage/workshop with WC

#### First Floor

Landing | Sitting room | Kitchen/dining room | Balcony | Utility | Bedroom with en suite | Further bedroom/study | WC

In all about 2.09 acres

#### Distances

Teignmouth 2 miles, Newton Abbot 4.3 miles (London Paddington 2 hours 15 mins), Exeter 17 miles

(All distances and times are approximate)



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## Situation

Falconers Rest is beautifully located being “tucked away” and yet right above the heart of ever-popular Bishopsteignton. This desirable village is above and beside the beautiful Teign Estuary, around 2 miles from the seaside town of Teignmouth. There are many local amenities to include a Post Office, a village shop, a chemist, a garden centre, two churches, a village hall, a community centre, a doctor’s surgery and two public houses.

Good nearby educational facilities include a well-regarded primary school in the village, a community college in Teignmouth, along with Trinity School offering private education at primary and secondary level as well as Stover in Newton Abbot and the renowned Grammar Schools in Torquay.

Teignmouth and Newton Abbot provide the mainline railway links to London Paddington and the rest of the UK. The International airport of Exeter is also within easy reach and gives access to a great number of European destinations.

The area provides a wide choice of sporting facilities including several golf courses and excellent riding and walking country. The nearest beach can be found at Teignmouth with other popular destinations such as Dawlish only moments away as well as the desirable village of Shaldon. The estuary offers good boating opportunities and Teignmouth golf course is only 2 miles away, set on the hills above the town.

For walking, the wonderful south west coast path is accessible from Teignmouth and Dartmoor is accessible via Bovey Tracey, around 8 miles away. More extensive business, shopping and recreation facilities can be found in Newton Abbot and the cathedral city of Exeter which is an easy drive.

## The property

Falconers Rest is a wonderful contemporary home in an elevated sunny position with superb views over the Estuary. The property has been built to the highest of standards ensuring excellent energy efficiency and low running costs. Key features include solar panels and batteries, heat recovery system, Internorm triple glazing throughout with electronic external blinds in key reception areas as well as the entrance hall.







There is excellent reception space making it ideal for entertaining with a superb kitchen breakfast room with Neff appliances and a separate sitting room, with a log burner, both of which benefit from a great outlook. There is also a lovely principal suite as well as a separate office/fourth bedroom. This makes working from home a real possibility. There are a further two bedrooms downstairs. It is also worth mentioning the impressive family bathroom.

There is an impressive garage with a Hormann insulated electric door. The garage also has a dog shower and WC plus an adjacent store. The house has been future proofed with space to potentially house a lift.





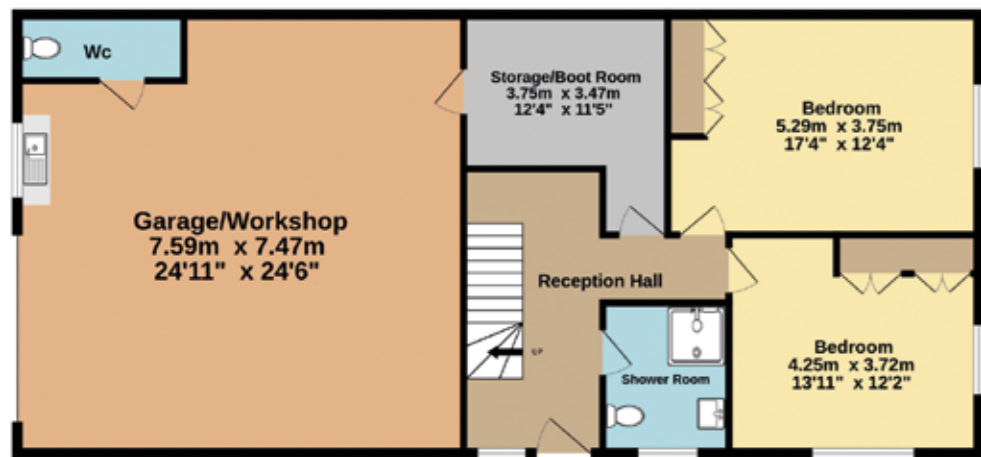
### Approximate Gross Internal Floor Area

244.2 sq m (2629 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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Ground Floor  
122.1 sq.m. (1314 sq.ft.) approx.



1st Floor  
122.2 sq.m. (1315 sq.ft.) approx.



## Gardens and grounds

Outside there is plenty of parking with electric gates on arrival as well as an EV charger. The garden and grounds of approx 2.3 acres is beautiful and full of mature trees and shrubs as well as separate raised beds and a polytunnel. From here there are also fabulous views of the surrounding area.

The property also comes with an electric robotic mower which minimises maintenance.

## Services

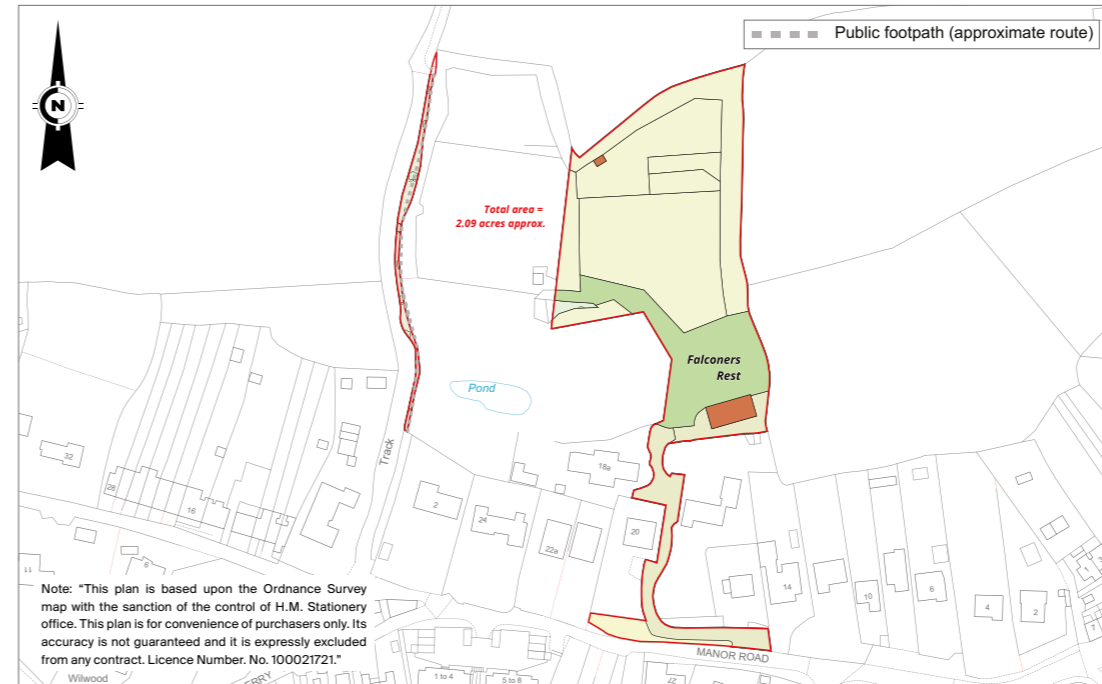
Mains water, gas and electricity. Fibre to house. Solar panels.

## 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.







## Viewing

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

## Directions (Postcode TQ14 9SU)

From Exeter proceed southbound on the A38 towards Plymouth and Torquay bearing left onto the A380 dual carriageway, again signed towards Torquay. Proceed along this road for about 8 miles exiting at the Ware Barton junction following signs towards Teignmouth on the A381. Carry on along the A381 and take the left turn just past "Jack's Patch" into Church Lane Road and following on to Shute Hill. Take a right-hand turn at the The Ring of Bells onto Radway Hill. Take the second turning on your left to Manor Road and the driveway to Falconer's Rest can be found on the right-hand side after about 100 metres.

## Property information

**Tenure:** Freehold

**Local Authority:** Teignbridge District Council, Forder House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361 101

**Devon County Council, County Hall, Topsham Road, Exeter, Devon, EX2 4QD. Tel: 01392 382 000**

**Council Tax:** Band F

**EPC Rating:** A

**Guide Price:** £1,250,000



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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