



Spinnacre



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Bishopsteignton, Teignmouth, Devon, TQ14 9QN

Exeter City Centre (15 miles), Exeter Airport (18 miles), Totnes (14 miles)

A quintessential Grade II Listed Devon cottage of immense character and charm, occupying a tucked away position with wonderful west-facing gardens and views towards Dartmoor.

- Grade II listed period cottage
- Detached workshop/studio
- Two inglenook fireplaces
- West-facing country cottage gardens
- Council Tax Band: D
- Four bedrooms
- Rustic country kitchen
- Approx. 0.3 acres in total
- Delightful views towards the Teign estuary
- Freehold

## Offers Over £450,000

### SITUATION

The village of Bishopsteignton sits above the scenic Teign Estuary and enjoys a strong sense of community with a range of amenities including a village store, post office, doctors' surgery, public houses, churches and a well-regarded primary school. The nearby seaside town of Teignmouth (approximately 2 miles) provides a wider range of shops, restaurants, sandy beaches and a mainline railway station offering direct services to London Paddington. The cathedral city of Exeter lies about 12 miles to the north, with access via the A380 for connections across Devon and beyond.

### DESCRIPTION

Spinnacre is an enchanting, thatched, period residence believed to date from the 17th century, originally part of a farmhouse range and now recognised as a Grade II listed building. The cottage displays classic Devon vernacular architecture with lime-rendered elevations, lattice casement windows and a traditional thatched roof. Internally the house offers charming and characterful accommodation arranged over two floors, with many original features including exposed beams, latch and panel doors, timber lintels and impressive inglenook fireplaces. The principal accommodation includes a welcoming sitting room with a large inglenook fireplace with bread oven, a separate dining room also featuring an inglenook and a well appointed kitchen fitted in keeping with the cottage's character and a family bathroom. Upstairs are three well-proportioned bedrooms enjoying views over the surrounding countryside and towards Dartmoor, together with a further study or fourth bedroom providing flexible accommodation.



## ACCOMMODATION

From a substantial porch, a solid timber front door opens into the Sitting Room, a characterful introduction to the cottage with exposed beams and traditional latch doors leading to the principal ground floor rooms. The Sitting Room is a particularly charming reception room, centred around a large inglenook fireplace with timber lintel, traditional hearth and a bread oven, creating a warm focal point to the space. The room enjoys a pleasant outlook over the gardens and benefits from exposed ceiling timbers, wooden floors and deep window sills typical of a cottage of this age.

Adjacent is the Dining Room, offering the flexibility of another reception room featuring its own inglenook fireplace, exposed beams, wooden floors and space for a generous dining table, ideal for family gatherings and entertaining. The Kitchen has been arranged in a rustic country style, fitted with a range of traditional units and work surfaces, with space for appliances and impressive views over the surrounding gardens. The kitchen provides direct access to the outside via a stable door, allowing easy connection with the garden and terrace areas. The property is served on the ground floor by a Family Bathroom, fitted with a bath, electric shower, wash basin and WC. There is a small, useful utility area off the bathroom.

Stairs rise to the First Floor Landing, from which three Bedrooms are accessed. The Principal Bedroom enjoys attractive views across the village and countryside towards Dartmoor and provides ample space for bedroom furniture. Bedroom Two/Potential for En-suite subject to planning consent. Bedrooms Three and Four are also well proportioned and retain the cottage's character features. Throughout the property there are numerous original features including exposed beams, timber lintels, deep-set windows and traditional joinery, all contributing to the considerable charm and character of this historic cottage.

## GARDEN AND GROUNDS

The gardens form a particular feature of the property and extend to approximately 0.3 acres. They wrap around the cottage and are predominantly west-facing, enjoying an abundance of sunlight throughout the afternoon and evening. Laid out in an attractive country cottage style, the grounds include lawns, terraces and well-established vegetable, fruit trees and flower gardens, all organically maintained. Mature planting creates a wonderfully private and tranquil environment with numerous seating areas from which to enjoy the surrounding countryside. A detached annexe workshop/studio with mezzanine/loft provides excellent ancillary space and may suit a variety of uses, while a traditional linhay outbuilding with cobbled floor offers further useful storage. Driveway parking is provided within the grounds and a car charging point is available at this area.

## SERVICES

Utilities: Mains electricity, drainage and water

Heating: Herschel electric infrared panels fitted 2018. Some wall mounted convection heaters. Immersion heater for hot water.

Broadband: Fibre broadband, 1510 Mbps

EPC: E(44)

EE, Three, Vodafone and O2 mobile network available (Ofcom)

Standard, Superfast and Ultrafast broadband available (Ofcom)

Car charging point

## AGENT'S NOTE

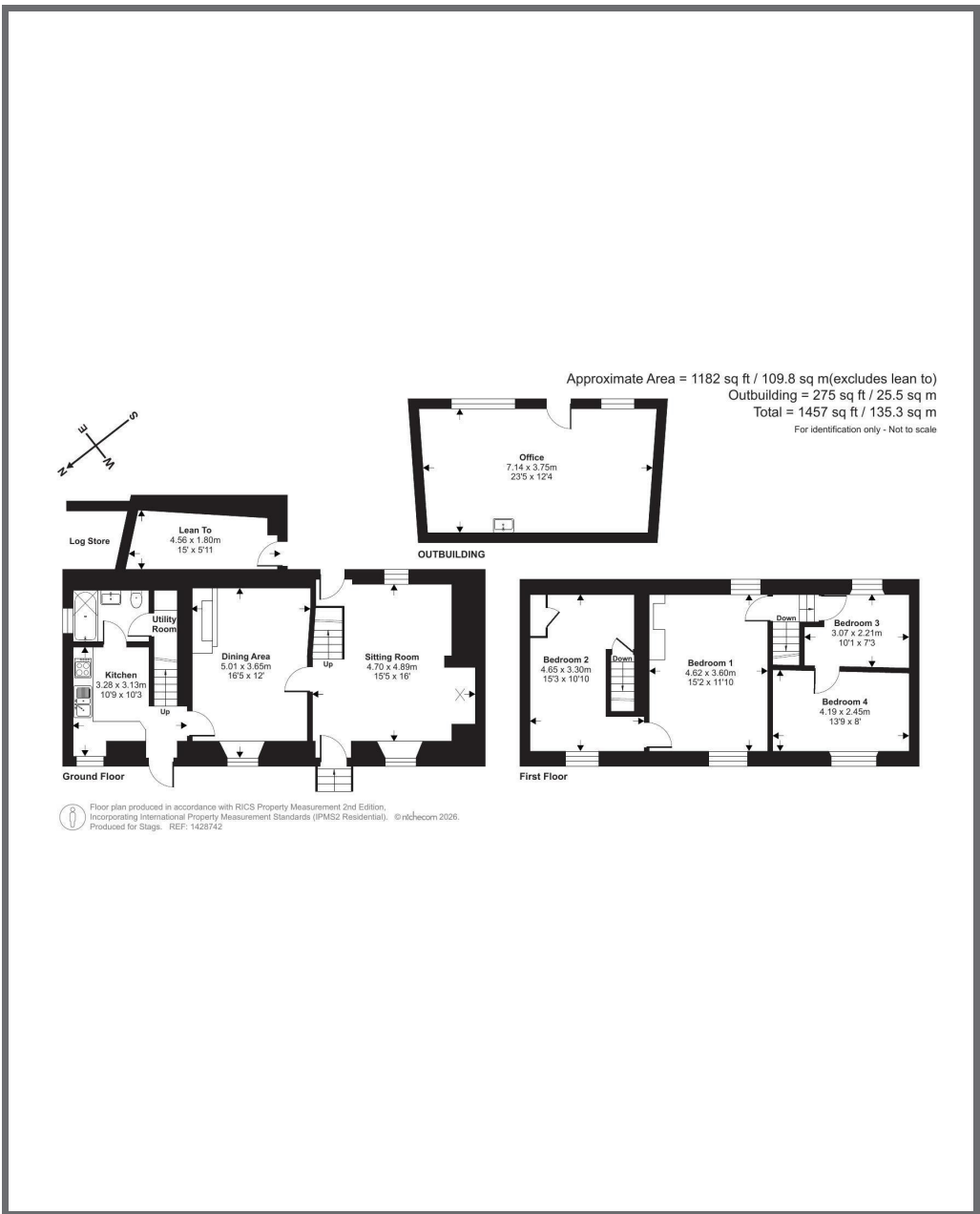
Please speak to the agent's re Environmental Matters and any covenants or rights of access

## DIRECTIONS

WHAT3WORDS - ///battle.reap.publisher



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202