



- A STUNNING GRADE 2 LISTED DETACHED COTTAGE
- SITTING ROOM OPENING TO A CONSERVATORY
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- TWO GOOD SIZED BEDROOMS AND A MODERN BATHROOM
- MUCH CHARM AND MANY PERIOD FEATURES
- PRETTY COUNTRY COTTAGE-STYLE GARDENS AND PARKING
- OUTBUILDING SERVING AS AN ANNEXE
- SET IN THE HEART OF THE VILLAGE

Dagmar Street, Shaldon, TQ14 0EB

£550,000

A particularly beautiful "landmark" local property being a detached cottage set right in the heart of Shaldon with quintessential external aesthetics and accommodation rich in character and charm. Sitting room with feature fireplace and conservatory leading off, kitchen/dining room with integrated appliances, two bedrooms and a modern bathroom. Pretty "country cottage" style gardens and parking. Separate outbuilding serving as annexe with bedsitting space and shower room.



Property Description

LOCATION

Wyche Cottage occupies an enviable location being set right in the heart of the village of Shaldon with level access to the village amenities, the village green and the sandy beach. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

Wyche Cottage is one of the most eye-catching and almost iconic properties in Shaldon, having quintessential external aesthetics with rendered elevations being set beneath a Devon thatch with interwoven cats. The property has accommodation rich in character and charm. An open entrance porch opens to the reception hall, which has the kitchen/dining room leading off, with the dining space overlooking the front garden and with the kitchen area being fitted with a modern range of units with some integrated appliances. The sitting room is a particularly lovely space with





window seats and a feature fireplace and this space in turn opens to a side conservatory. To the upper floor, the principal bedroom is a lovely room with a high ceiling having feature original plasterwork mouldings and a comprehensive range of built-in bedroom furniture. Bedroom two is another attractive room and there is a modern bathroom with a shower over the bath. The outside spaces at Wyche Cottage are again beautiful with picture-book aesthetics. The front garden has a real country cottage feel, being laid out to areas of bedding stocked with a plethora of shrubs, small trees and flowering plants. Adjoining the front garden there is a parking space, with parking being at an absolute premium in the village. Outside, to the rear of the property there is a pretty, terraced and landscaped back garden being of a particularly good size for a property in the heart of the village. In addition there is a useful separate outbuilding which serves as an annexe with a bedsitting space, a utility cupboard and a modern shower room.

To the front of the property the paved entrance path leads to the feature timber open ENTRANCE PORCH with panelling, seats to either side and a coach style outside light. The period panel entrance door opens to the...

ENTRANCE HALL

Which is open plan and has stairs with panelled screens to either side rising to the first floor.

KITCHEN/DINING ROOM

A lovely comfortable and charming space. The dining space has beams to the ceiling, a recessed cupboard, a radiator and a front facing secondary double glazed window overlooking the pretty front garden and the approach lane. There is a wall light and the dining area

opens to the kitchen area, another lovely space also with a beamed ceiling and a small paned window with three display sills overlooking the back garden. The kitchen is fitted with a range of modern floor and wall mounted units with timber effect cupboard door and drawer fronts. There are ample areas of "high gloss" laminate work surface with feature coloured tiled surrounds and a one and a quarter bowl single drainer stainless steel sink unit with mixer set. Integrated appliances include a four ring Beaumatic gas hob with filter over, a double oven, a dishwasher and fridge. A low level cupboard set into a screened wall houses the freezer.

Also in the entrance hall, a feature latch and panel door opens to the.....

SITTING ROOM

Another charming room with beams to the ceiling and a small paned window with shutters and a window seat with panelled surround overlooks the pretty front garden and the approach. There is a feature fireplace with a raised stone hearth, a recessed stone surround and a timber beam over. There are wall lights, a screen-style wall and a radiator. A panel door opens to a good sized store cupboard housing the modern Worcester boiler supplying gas fired central heating. A rear facing secondary double glazed window, also with a window seat has a panelled surround and overlooks the back garden. From the sitting room a multi-paned glazed door opens to the....

CONSERVATORY

Set at the side of the property and having multiple sealed unit double glazed panels with some outlook over the front aspect and a stable style door with cat flap opens to the paved path at the side of the property. Wall light and a sloping polycarbonate ceiling with opening skylights.

FIRST FLOOR LANDING

With balustrades above the stairwell, display ledge, wall light, beamed ceiling.

BEDROOM ONE

A particularly lovely room giving a real sense of the history and provenance the cottage offers with a high ceiling having feature moulded plasterwork with a "1706" embossed feature. To either side of the bed space there are built in cupboards/wardrobes, bedside tables and shelving above. A front facing small paned window overlooks the front garden and the approach and has a window seat. There are feature beams, a radiator and a built in dressing table unit with cupboards and chests of drawers beneath and further chests of drawers and open shelves beside. Wall lights.

BEDROOM TWO

Another charming room with a front facing secondary double glazed small paned window having a window seat. There is a recessed area for a dressing table and a useful over stairs cupboard/wardrobe. Ceiling beams and radiator.

BATHROOM

With a rear facing sealed unit double glazed window overlooking the back garden. The bathroom is fitted with a modern three piece suite with full height ceramic tiled surrounds comprising a panel bath with attached shower screen and electric shower over, a WC and, within the tiled window sill there is an inset wash hand basin. Ladder style towel rail/radiator, beams to ceiling and a wall light.

OUTSIDE

To the front of the property a gate opens to the beautiful walled front garden, which is a real showpiece. To either side of the entrance pathway there are raised areas of bedding, well stocked with a range of mature

shrubs and flowering plants with camellia and jasmine etc. Brick paved pathways lead along the front of the property and there is a mature wisteria on the front wall. Set beside the front garden there is a parking space, with parking of course being highly desirable in the centre of Shaldon. A paved pathway with a water tap leads along the side of the property to the rear. To the rear of the property, immediately behind, there is an area of hardstanding. From here, steps lead up to the main expanse of terraced garden which is beautifully laid out to areas of well stocked bedding with a paved pathway running through and there is a feature circular seating area laid to cobbles and brickwork. Steps rise to a higher tier of garden which is laid to gravel and there is a timber shed as well as an area of bedding with high wall behind. The back garden is largely enclosed by timber fencing.

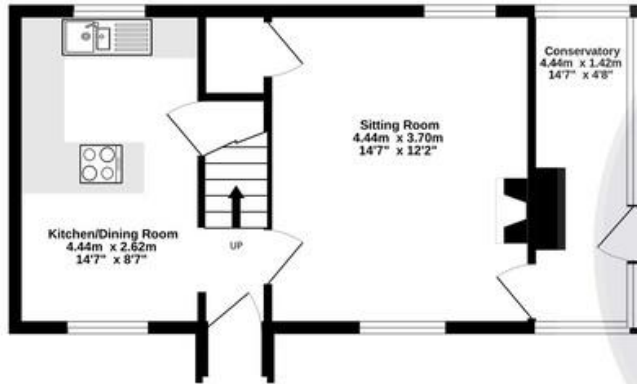
In addition, to the rear of the property there is an outbuilding forming a useful ANNEXE. It is approached by a part glazed stable door with canopy above which opens to the BEDSITTING ROOM with a radiator, small paned double glazed windows and a range of bedroom style furniture with cupboards, wardrobe and drawers. A latch and panel door opens to a UTILITY SPACE with plumbing for washing machine, a light and a shelf. A further latch and panel door opens to the SHOWER ROOM, having a uPVC opaque double glazed small paned window and a three piece suite comprising tiled shower cubicle with electric shower, a pedestal wash hand basin and a WC.

MATERIAL INFORMATION - Subject to legal verification

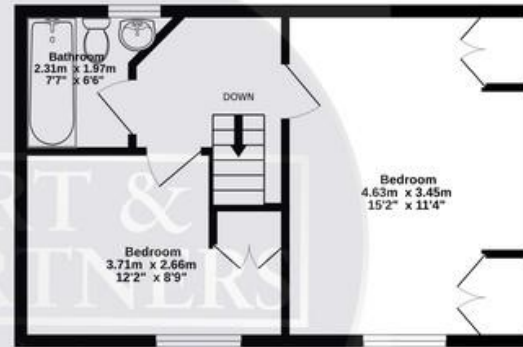
Freehold
Council Tax Band D



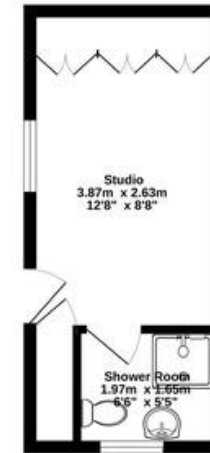
Ground Floor
38.2 sq.m. (412 sq.ft.) approx.



1st Floor
33.1 sq.m. (357 sq.ft.) approx.



Studio
16.1 sq.m. (173 sq.ft.) approx.



TOTAL FLOOR AREA : 87.5 sq.m. (942 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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