



- A BEAUTIFUL GRADE II LISTED REGENCY RESIDENCE
- ENTRANCE VERANDA WITH CANOPY AND WELCOMING RECEPTION HALL
- SITTING ROOM, DINING ROOM AND KITCHEN/BREAKFAST ROOM
- UTILITY ROOM AND LARGE STORE ROOM/PASSAGEWAY
- CONSERVATORY AND FOUR GOOD-SIZED BEDROOMS, (EN-SUITE TO BEDROOM ONE)
- MODERN FAMILY BATHROOM
- BEAUTIFULLY STOCKED ENCLOSED GARDENS
- OUTBUILDINGS, EXTENSIVE PARKING AND LARGE GARAGE

Shute Hill, Bishopsteignton, TQ14 9QL

£825,000

An elegant "Grade II" listed regency residence set in the heart of Bishopsteignton with many original features. Pretty front garden and canopied entrance. Reception hall with elegant turning staircase, sitting room and separate dining room. Kitchen/breakfast room with Aga. Utility room, passageway/store room and large conservatory. Four bedrooms (en-suite shower room to bedroom one) and a modern family bathroom. Beautifully-stocked enclosed gardens, extensive parking and a good range of outbuildings.



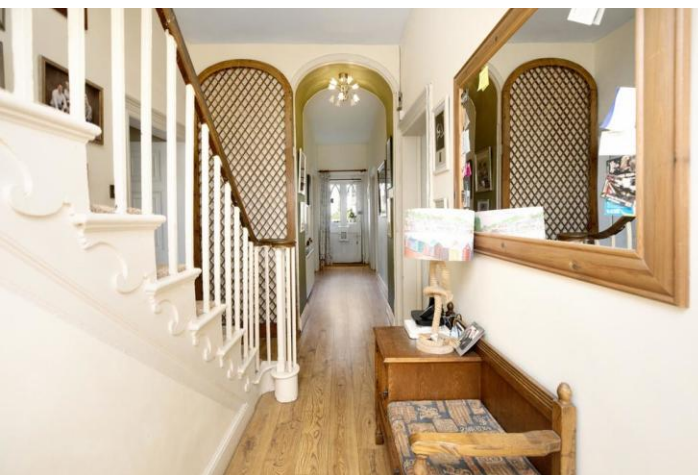
Property Description

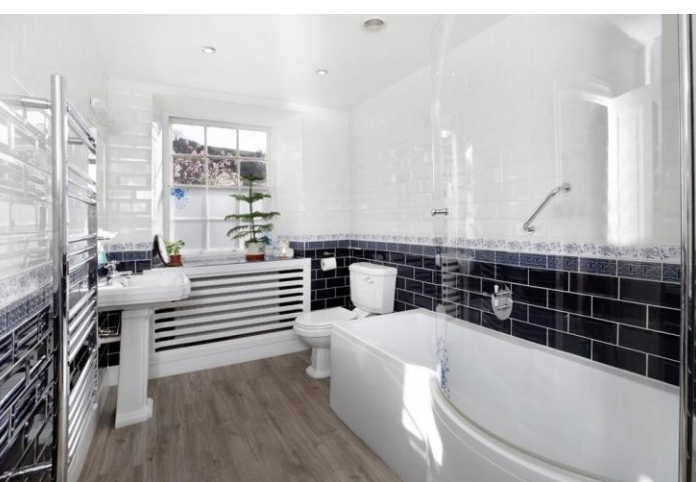
LOCATION

Cross Gate is perfectly positioned right in the heart of the popular Teign estuary village of Bishopsteignton. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

DESCRIPTION

Cross Gate is an elegant Regency style property originally built in the early 1800's and is now available to the open market for the first time in over 40 years. Externally attractive, the property has a beautiful approach with a pretty front garden stocked with camellias and ornamental Banana etc and the front has rendered elevations and an entrance veranda with canopy over. The welcoming reception hall has a high ceiling and opens to an inner hallway where an elegant turning Georgian staircase rising to the upper floor. The sitting room is a beautiful space with shuttered French doors opening to the entrance veranda and front garden and there is a feature fireplace with a log burning stove. The dining room is another attractive space, ideal for entertaining, also with French doors opening to the veranda with this room also having a feature fireplace. The kitchen/breakfast room has lovely farmhouse styling with an extensive range of units having granite work surfaces, there are some integrated appliances and there is a recess with an Aga. The kitchen





also opens to an under cover passageway at the side of the property which provides useful storage and opens to the front and rear. There is a large utility room on the ground floor and a sizable conservatory that opens to and overlooks the beautiful back garden. At first floor level there is a spacious landing with french windows overlooking the rear aspect. The principal bedroom suite is a lovely room with a shuttered sash window and having some good views across parts of the village. There is a feature fireplace and a good sized en-suite shower room. The three additional first floor bedrooms are equally appealing with shuttered sash windows having some good views and there is a modern family bathroom with three piece suite and a dressing area. In addition to the beautifully stocked front garden there are wonderful outside spaces at the rear. Immediately behind the property there are out houses and a pretty Mediterranean-style walled garden being laid to shaped areas of block paving, there is an ornamental pond and a plethora of shrubs and specimen plants to include camellias, magnolias and rhododendrons. Beyond this there is a further garden area which is equally lovely, there is a greenhouse and, adjoining this area there is a large expanse of block paved driveway accessed via a gated approach. There is a good sized garage as well as an outhouse, being a former stable. Beyond the garage there is another wonderful area of garden with a mature handkerchief tree, a lawn and further specimen plants and trees.

APPROACH AND ACCOMMODATION

The property has a highly appealing and imposing approach. A cast iron gate with feature cast iron balustrades and walls to either side opens to the entrance pathway. To either side of this there are beautifully set out front garden areas with mature shrubs, small trees, heathers, camellias and ornamental Banana. Spanning the width of the front of the property there is a beautiful regency style entrance veranda with a canopy over and feature timber-work. There are outside lights to either side of the timber panelled entrance portico and a timber panel and part glazed entrance door opens to the.....

RECEPTION HALL

A welcoming space with a high ceiling, a feature arch with the reception hall opening to the....

INNER HALLWAY

Having an elegant period turning staircase rising to the upper floor with casement windows set above the half landing. Under stairs cupboard. Feature panel doors to....

SITTING ROOM

A particularly lovely room with period charm having a high ceiling with cornice, picture rail and central rose. There are front facing timber framed French doors with shutters and feature panelling above leading out to the front veranda and also have good views across parts of the village. There is a large arched recess with large mirror and a beautiful fireplace with a carved timber surround, a raised paved hearth with fender and an inset large log burning stove with brick-work surround. Double radiator and high skirting boards.

DINING ROOM

A stylish room and a lovely entertaining space with a cornice to the ceiling, a central rose and a picture rail. Front facing timber framed French doors with shutters and feature panelling above also open to the entrance veranda. There is a feature fireplace with marble surround and hearth and an arched omate cast iron inset. Radiator and high skirting boards.

KITCHEN/BREAKFAST ROOM

Providing a good "hub" for the house and being attractively fitted with a good range of units with farmhouse styling and extensive areas of polished granite work surface with an under mounted butler-style sink with mixer set over and attractive tiled surrounds.. A small paned sliding sash window takes in views through the conservatory towards the back garden. There is a built in four-ring gas hob with Neff oven below and filter over and an integrated dishwasher. There is a shelved larder cupboard and a recess housing the gas fired blue Aga with brick-work surround. Ample space for breakfast table and chairs, radiator and further recessed shelved cupboards. Beams and spotlights to the ceiling. From the kitchen, steps rise to an opaque glazed door which opens to a passageway having the electricity trip switches and the meters. This space provides excellent storage and doors open to the front of the property and also into the conservatory.. Coat hooks.

UTILITY ROOM

A useful space with a rear facing window with extractor fan overlooking the back garden, range of modern built in units with square edge timber effect work surface with matching surrounds, single drainer enamel sink unit with mixer set, built in cupboards, under surface space for washing machine and tumble dryer, spaces for upright fridge and freezer, spotlights to ceiling.

CONSERVATORY

A large space set at the rear of the property with multiple windows overlooking the beautifully stocked gardens and a stable door opens to the outside at the rear. Wall mounted boiler supplying central heating. Double radiator. Sloping polycarbonate ceiling. The conservatory provides another good informal reception space/entertaining space and interacts well with the garden to provide a good sense of inside outside living, it also has ceramic floor tiles.

FIRST FLOOR LANDING

Being set out in two parts with a feature period balustrade above the stairwell, an arch, hinged access to the loft space with a pull down ladder and with the loft space being particularly large.

BEDROOM ONE

A particularly spacious and appealing room with a front facing, sliding sash multi-paned window having feature shutters taking in some good views across parts of the village with glimpses of the Teign estuary in the distance and countryside beyond. There is a feature fireplace with a painted timber surround and a cast iron inset as well as a large built in cupboard/wardrobe. There is a picture rail and, from the bedroom space an arch opens to a lobby area with a built in cupboard having a hanging rail and further cupboard above. This space opens to the....

EN-SUITE SHOWER ROOM

With a rear facing multi-paned sliding sash window having some good views towards countryside and the Lea. There is a modern three piece suite with full height tiled surrounds comprising a large shower cubicle with dual heads and dual controls, a built in unit with an area of surface having an inset

wash hand basin and cupboards and drawers beneath, as well as medicine cabinets over and a WC. A panel door opens to the airing cupboard housing the factory-lagged hot water cylinder and slatted shelving. There is a wall mounted de-mist mirror and a feature fireplace with a painted timber surround, a tiled mantle over and a cast iron inset. Radiator.

BEDROOM TWO

With a front facing multi-paned sliding sash window having some good views across parts of the village and shutters. Picture rail and fireplace with a painted surround and cast iron inset.

BEDROOM THREE

With a multi-paned sliding sash window having shutters and some good views over parts of the village.

BEDROOM FOUR

With a picture rail and a rear facing sliding sash multi-paned window with shutters overlooking the back garden and having some good views towards the Lea and countryside on the fringes of the village.

BATHROOM

With a rear facing multi-paned sliding sash window having some good views towards countryside on the fringes of the village. There is a modern three piece suite with attractive, full height tiled surrounds comprising a part curved bath with attached shower screen, an electric shower and dual controls over, a pedestal wash hand basin with mirror and shaver light above and a WC. Recessed radiator with feature cover, spotlights and an extractor fan to the ceiling. There is a dressing area with a recessed dressing table having cupboards and drawers beneath and a shelved cupboard above. Ladder style radiator/towel rail.

OUTSIDE

To the rear of the property, immediately behind there is a courtyard area rising to a paved pathway. There 2 outside water taps (one separately metered), electric points and a range of outbuildings with an under cover linhay with a panel door opening to an outside WC (currently not in use.) Additionally there is a Period cast iron pump with a well

beneath and a stone-built outhouse set out in two parts which provides storage with two panel entrance doors. The fabulous back garden is enclosed by feature walling and has something of a Mediterranean feel with shaped areas of blocked paving, a large ornamental pond, various area of well-stocked bedding and a plethora of specimen shrubs and plants to include camellias, magnolias, a tulip tree and rhododendrons. There is an area set out for seating, being a peaceful spot to contemplate the idyllic surroundings. A gate opens to a further expanse of garden with additional well-stocked areas of bedding having palms, rhododendrons, camellias and a magnolia etc. There is a greenhouse with double sliding entrance doors and, set out beyond this there is a large expanse of block paved driveway providing PARKING for a good number of vehicles, with this space being accessed via a shared access lane with good quality double timber gates opening to the parking from the lane. There is a further lincay currently used for the storage of logs/timber etc, A Stable door opens to an outside store, being formerly a stable, with a window, power and light. Beyond the driveway there is another beautifully set out area of garden with an area of lawn with surrounding borders and another fabulous range of shrubs and trees to include camellias, a handkerchief tree, and magnolias. Also from the driveway, sliding painted timber doors open to a good sized GARAGE/STORE being of block and stone-work construction and providing under cover parking for at least two cars.

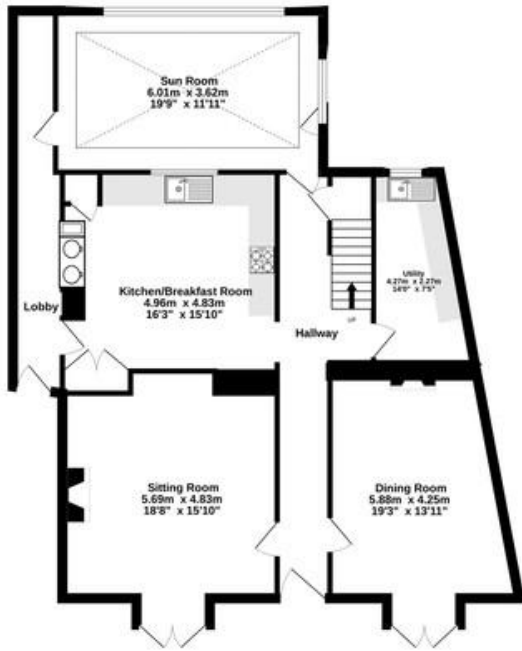
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F

EPC Exempt (Grade II Listed)



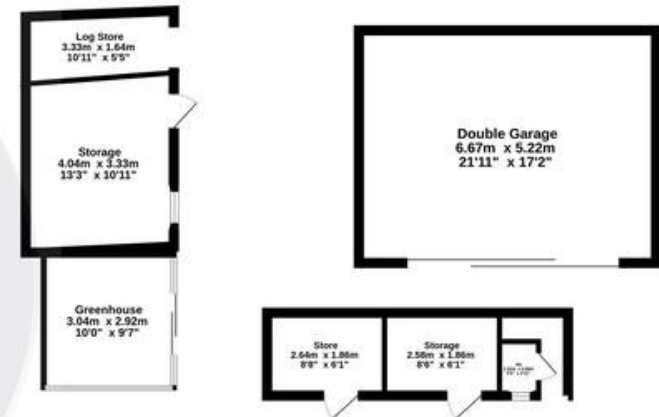
Ground Floor
118.9 sq.m. (1280 sq.ft.) approx.



1st Floor
87.6 sq.m. (942 sq.ft.) approx.



Garage
73.9 sq.m. (795 sq.ft.) approx.



TOTAL FLOOR AREA : 280.4 sq.m. (3018 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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