



Waterside

Tides Reach Rydon Gardens, Newton Road, Bishopsteignton

STRUTT & PARKER

Tides Reach

Rydon Gardens,
Newton Road,
Bishopsteignton TQ14 9PP

A contemporary five bedroom family house with stunning views over the Teign Estuary

Teignmouth 3 miles, Torquay 9 Miles,
Exeter 13 Miles

Entrance hall | Sitting room | Dining room
Office | Kitchen/breakfast room | Cloakroom
Utility room | Larder | Two downstairs WCs
Seperate business suite | Master bedroom with
ensuite bathroom and dressing rooms | Four
further bedrooms, three ensuite

Ample parking | Gardens | Attached one
bedroom apartment

In total approximately 12 acres

Location

Tides Reach is situated in the village of Bishopsteignton. The village has two churches, a primary school, a Health Centre, two Inns and a brewery selling local ales and ciders. The village also has a General Store, Post Office and Pharmacy.

Teignmouth is situated on the north bank of the estuary mouth of the River Teign. The town grew from a fishing port to a fashionable resort of some note in Georgian times, with further expansion after the opening of the South Devon Railway in 1846. Today, its port still operates and the town remains a popular seaside holiday location. Teignmouth has a good range of recreational and shopping facilities, including a Waitrose and a number of schools, including Trinity School, Teignmouth Community College and Hazeldown Primary School.

The delightful village of Shaldon lies directly across the estuary and has a thriving community. Shaldon Primary School is highly regarded and the village offers a range of shops together with a number of award winning restaurants and excellent coffee shops.

A good range of recreational, educational and cultural facilities can be found in the delightful coastal town of Torquay, which has the highly regarded Torquay Grammar Schools for boys and girls and, of course, its marina. Torbay, known as 'The English Riviera' has over 10 miles of coastline combining the towns of Torquay, Paignton and Brixham and featuring a splendid mix of cliff tops, beaches and hidden coves.

Exeter, approximately 13 miles away, offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants, including John Lewis and a Waitrose supermarket. Many primary and secondary schools can be found in Exeter whilst Exeter University is recognised as one of the best in the country.





Communications

Road – The A380 is approximately 4 miles from the property and connects to the A38, which in turn connects with the M5 motorway just south of Exeter. The M5 provides a motorway link to the Midlands and north of England and connects with the M4 north of Bristol to provide motorway access to London.

Rail – Teignmouth station offers a service to London Paddington either direct or via Exeter St David's, which also provides a service via Salisbury to London Waterloo.

Airport - Exeter International Airport provides flights to international destinations and via Flybe to a number of cities within the British Isles, including two flights a day to London City Airport.

Ferry – Cross Channel ferry services operate from Plymouth to Brittany and northern Spain.

Recreation

Sailing, bathing and water sports – Along the nearby coastline and the Teign Estuary.

Racing – at Newton Abbot and Exeter Racecourses.

Walking and riding – in the Dartmoor National Park and along the Teign Estuary.



The property

Tides Reach is a contemporary property built in 1997, with commanding views over the Teign Estuary. Currently used as a family house, and business space, the property has rooms used as treatment rooms that could potentially be converted into further living space.

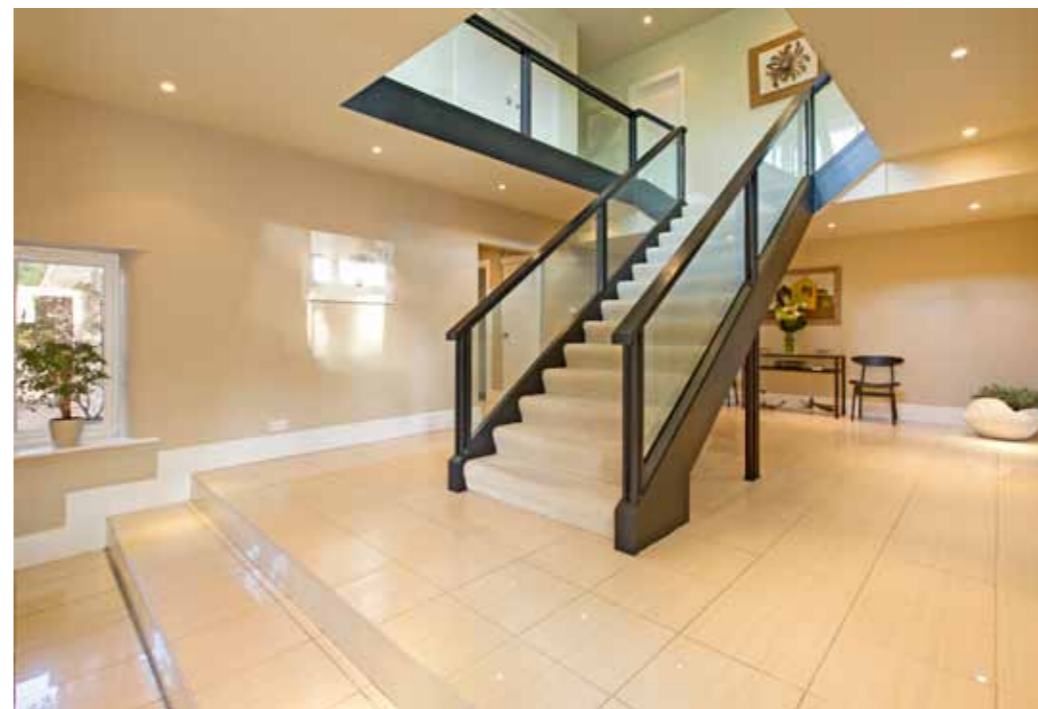
The main pillared entrance porch leads into a stunning hall with tiled floors and a staircase leading to the galleried landing above. The ground floor accommodation comprises of a sitting room and separate dining room, both with bifold doors leading out onto the patio and enjoying the views. The kitchen/breakfast room has a Britannia range, integrated appliances and breakfast island. There is ample space for everyday dining. There is an office and along the rear hall lies a utility room, larder, cloakroom, gardeners WC and a treatment room. There is access here to the attached apartment. The apartment also has Accessed from the office are further treatment rooms and the business reception area with a downstairs/disabled WC. This part of the house could easily be converted and used as an annexe for guests or family. Upstairs are five bedrooms, four of them ensuite. The master bedroom has his and hers dressing rooms, an ensuite bathroom and further dressing area space.

Outside

Approached through double gates and along a gravelled drive Tides Reach lies neatly in its own land and has a very private feel. The drive leads to parking for many cars at the front and side of the property. The gardens are mainly laid to lawn at the rear of the property, stretching down to the estuary, with a paved terrace along the back of the house providing views over the water and beyond. Many established trees and shrubs line the borders with an area of woodland which attracts wildlife. To the side of the property are established vegetable patches and further lawned areas

Directions

From Exeter and the M5 motorway, follow the A38 and fork left onto the A380, signed for Torquay. Follow on this road until the turn off for Teignmouth and Bishopsteignton. At the roundabout take the first exit onto Shaldon Road. Follow this road to Newton Road and into the village of Bishopsteignton. As you drive through the village, on the right just before the garden centre 'Jacks Patch' there is a red private road sign and Rydon Gardens is down the private road to the right. Tides Reach is the house through the gates at the end of the private road.



General

Services: Mains water, drainage, electricity and gas.

EPC: rating D

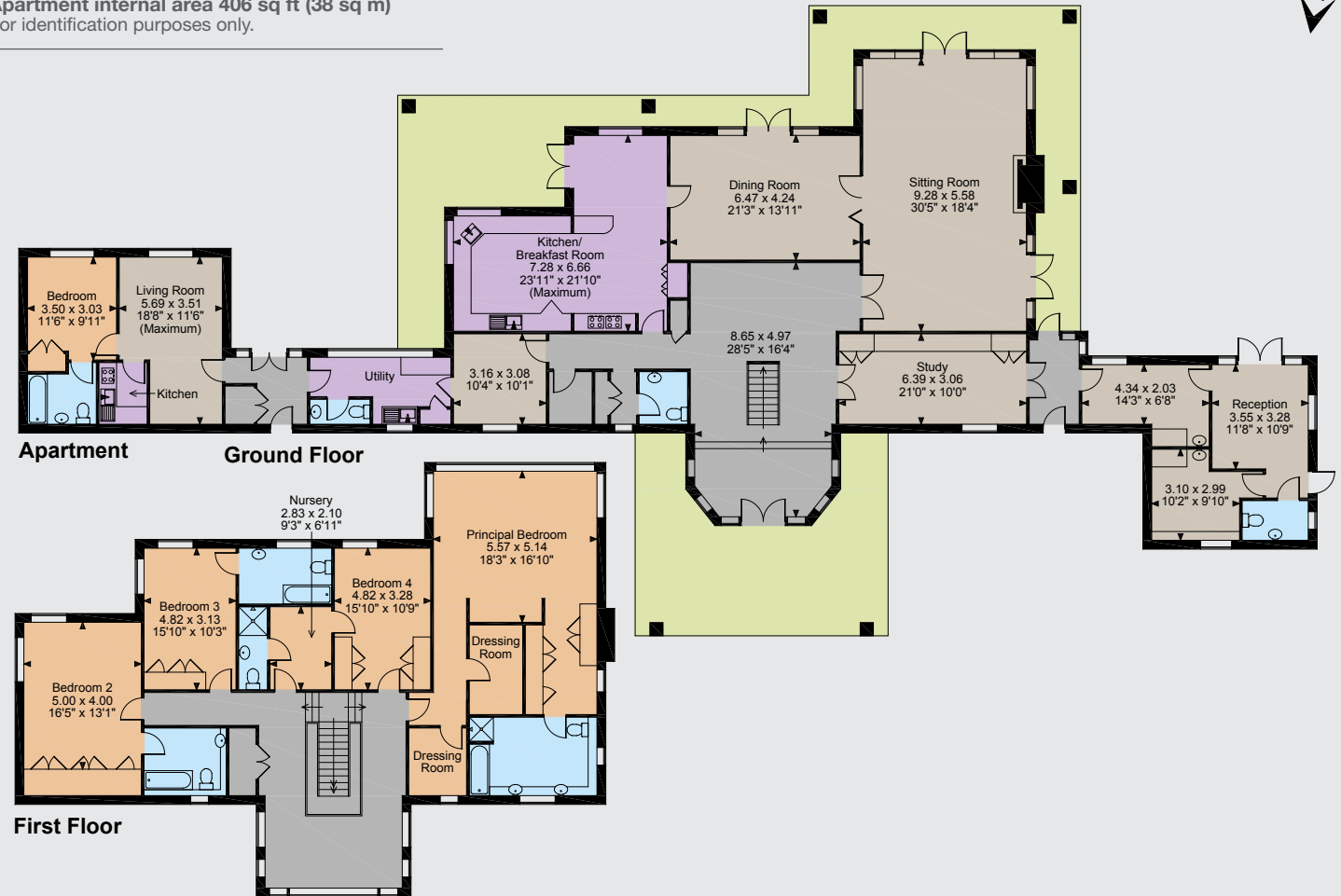
Local Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX

Floorplans

Main House internal area 4,866 sq ft (452 sq m)

Apartment internal area 406 sq ft (38 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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