





“ A simply stunning home with south-facing views over this prettiest of estuaries ”.





# Lea House

BISHOPSTEIGNTON, EX6 8NA

Guide £3,000,000

**A simply stunning six bedroom family home, complemented by a range of amenities, including a tennis court, covered outside swimming pool, stabling, a menage and adjoining pony paddocks.**

**Nestling onto the side of a hill, with glorious south-facing views high above the Teign Estuary and rolling Devon hills. Within a short stroll of this highly desirable South Devon estuary village and on the doorstep of the English Riviera.**

## The PROPERTY

The property is located along a pretty country lane leading out of this delightful village and accessed through electric gates, leading to its own drive with plenty of parking and turning for any number of vehicles.

A separate drive from the main drive leads to the stable block with turn out yard and onwards down to the lower paddock. An inner drive with further discrete parking has access to the double and triple garaging to the west elevation.

The property is designed specifically so that the majority of rooms benefit from the far reaching views over the beautiful Teign Estuary. The front door opens into a large welcoming reception hall with wood burning stove. The accommodation flows beautifully from here. A crisp white contemporary, fully equipped Kitchen/Breakfast/Dining room, with island, has picture windows to the side and rear allowing for the aforementioned estuary views and gardens. Steps from the hall lead up to the drawing room with further stunning views out of the dual aspect picture windows and its own wraparound balcony. The study is on a further upper level with magical views.

The principal suite with its huge en-suite bathroom and private terrace is set back from the main bedroom wing and accessed from the ground floor reception hall. A few steps down from the hall is the main bedroom wing with five further bedrooms and four en-suites. One of these bedrooms could easily be used as a fourth reception room if required.









### Outside

The whole plot is just under 4 acres comprising formal gardens, a covered heated swimming pool, a tennis court, a 20m x 60m menage and two lower paddocks of 1.213 acres. 7 loose boxes and associated stores are approached via a separate drive and vehicular access down to the paddocks.

The gardens are very well kept and arranged on three sides of the property with an attractive out door entertaining and al fresco dining area by the pool.

There is extensive garaging to the side with space for 6 good size vehicles.

### The Area

Locals of Bishopsteignton say they are not surprised that their village has been crowned the best place to live in Devon by the Sunday Times.

The small parish, nestled on top of a hill overlooking the River Teign, and sandwiched between Teignmouth and Newton Abbot, boasts a tight-knit community where everyone feels like a friend. Despite its size, the village is bursting with activity and even has its own vineyard.

The village has four pubs: The Old Commercial, The Old Workshop, the Ring of Bells and the Cockhaven Arms. It also has a local brewery called Red Rock based behind the Old Workshop pub, the Old Walls Vineyard and Shute Fruit and Produce, a pick your own field.

Bishopsteignton's busy social calendar includes drama groups, a pantomime, music nights and a singing group. Home to a memory café, a healthy living project and community allotments, it has plenty to keep its residents fully occupied if desired.

The village has a post office cum pharmacy and a small, family-run village shop. The village school has about 180 pupils.

Perfectly placed for access to some fabulous private schools and highly regarded Exeter School and University.

















**Useful Information:**

Exeter Internal Airport is a half hour drive.  
Mainline British Rail at Newton Abbot is within a 10 minute drive with fast access to London Paddington.  
Starcross sailing club and Shaldon is 20 minutes away.  
A host of independent schools are within a half hours drive, including Maynards and Exeter Schools.  
Watersports facilities abound around the coast and great golfing can be found at nearby Teignmouth, Woodbury, Crediton & Stover Golf Clubs.  
Dartmoor National Park is within a short drive.  
The heart of Cornwall is about a 2 hour drive further into the South West

**Directions:**

The property practically has its own post code, and satnav TQ14 9TP will take you to the gates.

Or for what3words use: [///easy.polygraph.slings](https://www.what3words.com////easy.polygraph.slings)

or

Starting by vehicle from Junction 30 of the M5, carry on South onto the A38 and bear left onto the A380 towards Teignmouth. Bear left onto the B3192 and third right at Teignbridge Golf Club onto the lane. Take the 4th left turn onto a further country lane and Lea House can be found about half a mile along on the right.

Agents Note: Private drainage and potential bore hole water extraction.



6  bedrooms    5  bathrooms  
3  receptions    10  car spaces

**Local Authority:** Teignbridge Council  
**Council Tax Band:** H  
**Tenure:** Freehold  
**Heating:** Gas Central Heating  
**Services:** Mains water and drainage  
**Energy Efficiency Rating:** C







Area: 3.941 acres (1.595 ha)

Bartons Close

Lea House

Rowden House

Fairisle

21

Area: 0.608 acres (2460.72 m<sup>2</sup>)

Area: 0.605 acres (2449.36 m<sup>2</sup>)

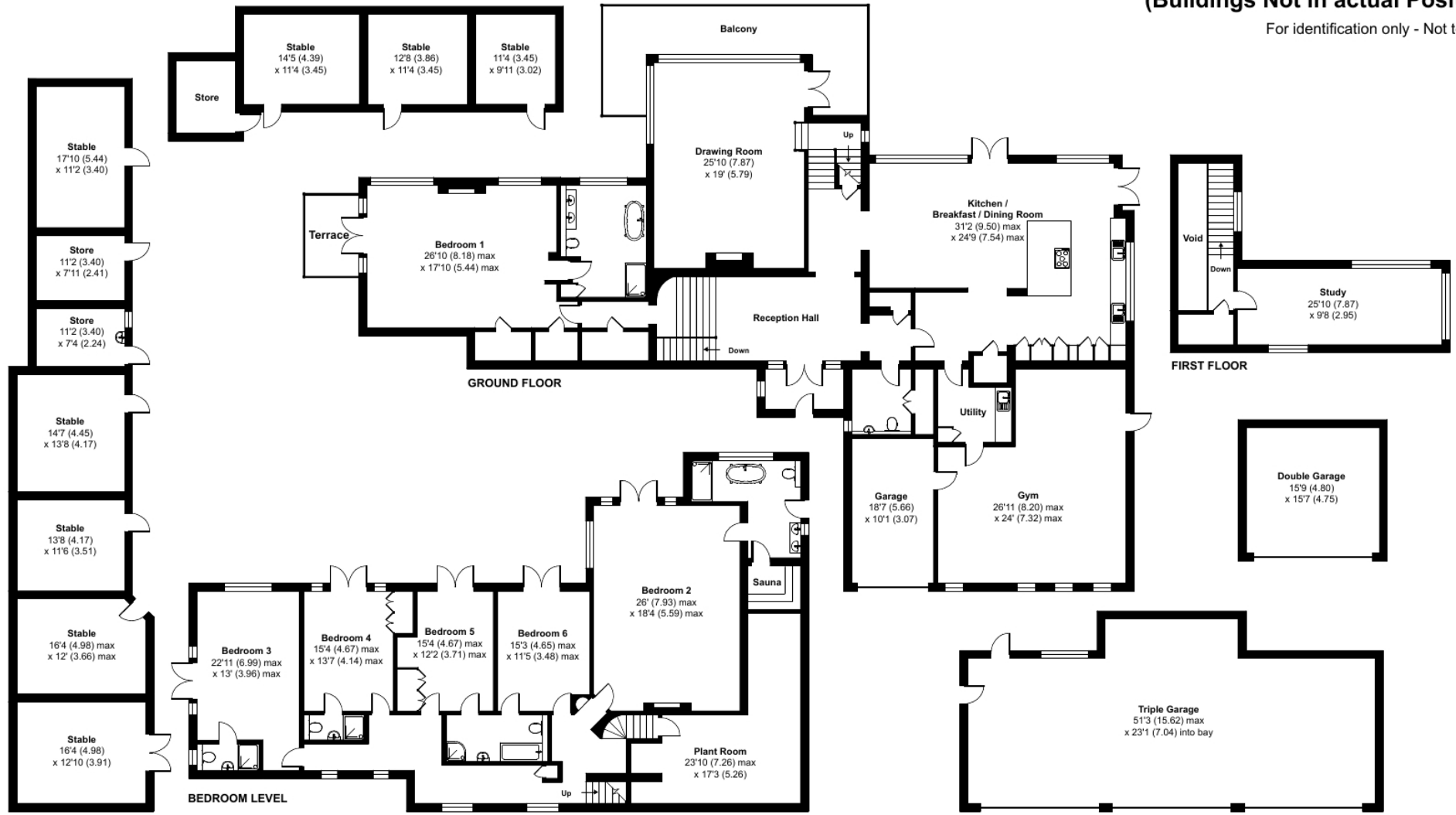




# Clanage Cross, Bishopsteignton, TQ14

Approximate Area = 5988 sq ft / 556.2 sq m  
 Outbuilding = 1623 sq ft / 150.8 sq m  
 Garage(s) = 1483 sq ft / 137.8 sq m  
 Total = 9094 sq ft / 844.8 sq m  
**(Buildings Not in actual Position)**

For identification only - Not to scale



STABLE BLOCK



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robert Williams Ltd. REF: 989145







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.