



WOODS
DISTINCTIVE HOMES

Brook Cottage

Happy Valley

Bishopsteignton

Devon

TQ14 9SA

An individual charming detached property with breath taking views of the Teign Estuary situated in Bishopsteignton

- Stunning open plan kitchen/dining room
 - Living room
 - Sitting room
 - Study
 - Cloakroom
- Four double bedrooms (three en suite)
 - Well maintained gardens
- Approximately three quarters of an acre of surrounding woodland
 - Ample off road parking
 - Stunning estuary views

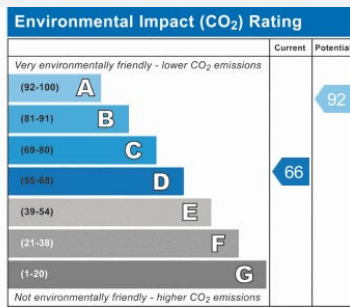
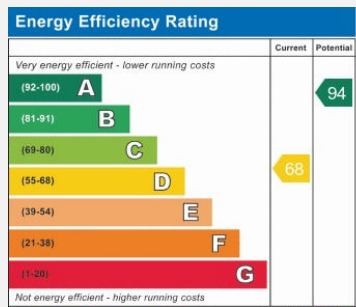


Brook Cottage is situated on the edge of the village of Bishopsteignton which has a number of facilities including shops, inn and church. The town of Teignmouth is approximately 3 miles away providing a wide range of facilities together with boating opportunities on the Teign estuary. Newton Abbot is approximately 3 miles, with a wide range of facilities and amenities, including various shops, superstores, primary and secondary schools, leisure centre, hospital, and a rail station on the London Paddington - Plymouth mainline.

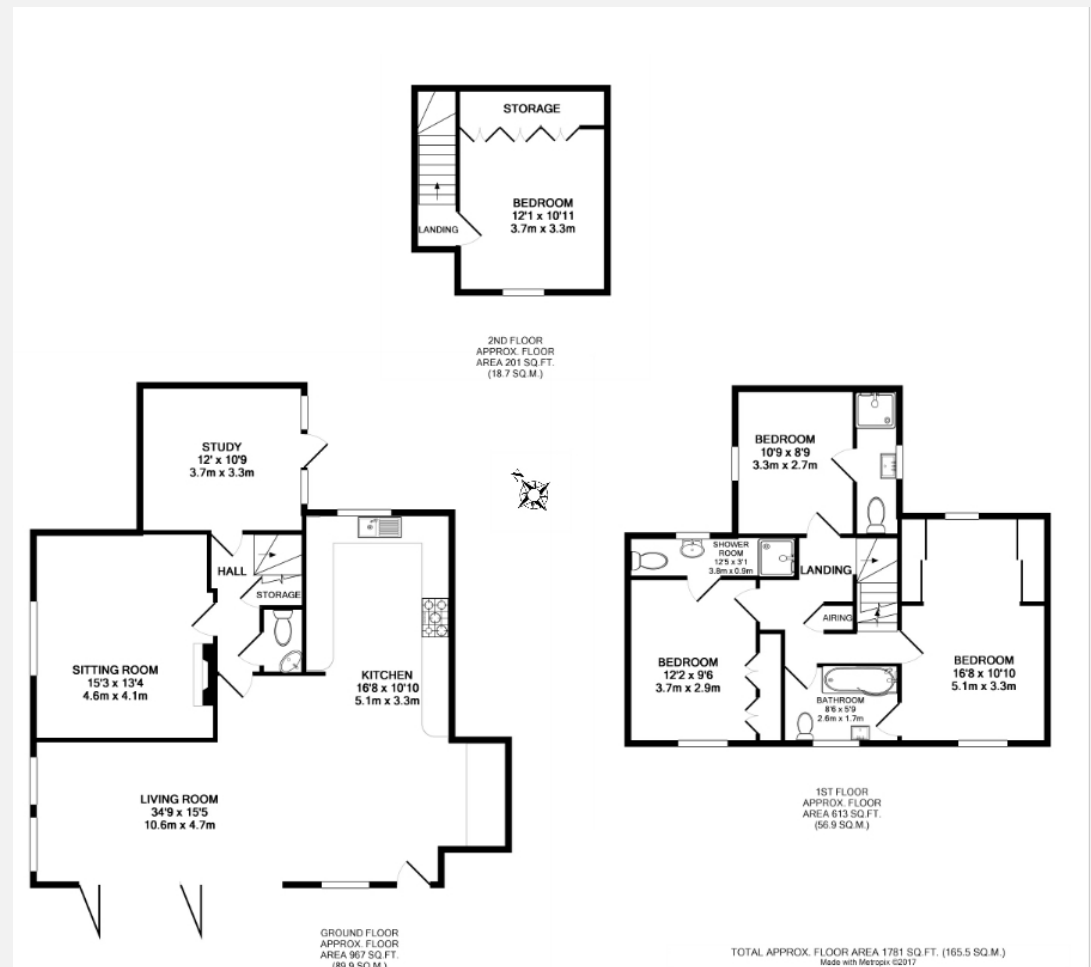
The accommodation begins with the front entrance, leading to the stunning open plan kitchen/ dining/ living room, which without question is the 'hub' of the house providing superb Teign Estuary views through the bi-folding doors. The kitchen, which has been renovated by the current owner, has been fitted to a high standard with a range of matching wall and base level units with granite work surfaces, mixer tap sink and integral drainer, integrated dishwasher and wine cooler and space for large fridge freezer. There is a double 'Lamona' range cooker and space for washing machine, tiled floors, large island unit, again with granite worktop with space for stools under which separates the kitchen and living room perfectly. There is solid oak flooring and bi-folding doors in this area. There are also many double glazed windows, giving much natural light. An inner hallway leads from this room providing access to a separate living room/ snug which features a delightful woodburning fireplace and window to the side enjoying views. Completing the ground floor is further room which could be used as an additional bedroom and is currently being used as a study. This is a very light room with a double glazed window and door to the side. To the first floor you will find three double bedrooms, all of which have superb modern en-suites and windows positioned to enjoy the Teign Estuary views. The master bedroom benefits from a double built in wardrobe and has a 'Jack & Jill' en-suite, which also has access to the landing. All of the bath and shower rooms have been fitted to a high specification, with tiled floors and walls throughout. To the second floor you will find a further double bedroom with perhaps the most impressive of views from the property over the garden, countryside and estuary.

Externally Brook Cottage offers delightful and well maintained gardens, together with ample off road parking, and three quarters of an acre of surrounding woodland. The main area of garden leads directly out from the living room and is south facing. The garden has been designed over two levels and you will find areas laid to lawn and a useful and well positioned area which enjoys the views. A stone built shed provides power and light and there is also a useful wood store and greenhouse. The garage also offers power and light and is situated at the approach, where you will also find a section of land creating an ideal space for ample off road parking. Some steps rise to a pathway leading to the front entrance. A further pathway to the side of the property, which rises to another detached area, provides an area ideal for outside dining enjoying the views. The woodland is situated behind the property and is approximately three quarters of an acre.





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