



# The Old Toll House, Shaldon Bridge, Teignmouth

## £230,000

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**drewpearce** 

Chartered Surveyors and Estate Agents

## SITUATION AND DESCRIPTION

The Old Toll House enjoys an unrivalled position at the eastern edge of the Shaldon Bridge from where it enjoys truly wonderful views across and along the River Teign Estuary - a haven for wildlife and with a myriad of fishing and leisure craft. The views take in the mouth of the river at Teignmouth, the pretty fishing village of Shaldon and the rolling countryside on the far side of the river. Sailing enthusiasts will note that 'Polly's Steps' is within sight for launching and that there are moorings within close proximity. The surrounding countryside is easily accessible for walkers as is the coastal footpath in either direction to either Torquay or to Dawlish. Trainspotters will also appreciate the close proximity of the London (Paddington) railway line which, between here and Exeter, offers some of the most spectacular stretches of track in the country. Excellent amenities are available across the bridge in Shaldon or in Teignmouth town centre.

This lovely Grade II listed character house is understood to date from the 1820s when the bridge was built. These Georgian origins are evident in the elegant windows and the cottage certainly retains a wealth of charm and character. The accommodation benefits from gas central heating, most rooms take full advantage of the superb river views, and there is stripped wooden flooring in several of the rooms. Outside are delightful gardens from which can be enjoyed more lovely river views and which benefit from the long growing season on the south coast. For many years the present owner has used a hardstanding area next to the garden for parking. This area is not part of the property itself but will still be of great interest to potential buyers.

Teignmouth is an historic port on the mouth of the Teign Estuary and has a rich heritage. The town itself has a relaxing atmosphere with picturesque streets, pedestrian precincts, and public open spaces. It remains a working harbour with large ships and other vessels entering and leaving the port. Attractions include a Victorian pier, safe bathing, a theatre, and several waterside inns offering delightful spots to sit out in the summer months. There are excellent sailing and water sports opportunities on the estuary and golf courses at Teignmouth, Dawlish Warren, Torquay, Newton Abbot, Exminster and Exeter. Teignmouth also has its own mainline railway station.

## ACCOMMODATION

The accommodation with approximate measurements which are as follows:

Panelled front door to

### Entrance Hallway

Tiled flooring; 2 windows; pine panelling to dado height; panelled pine door to

**Lounge/Dining Room**                      **6.4m x 3.6m (21' x 11' 10")**



With twin sash windows opening onto the front garden and giving wonderful southerly views across the river to Shaldon and the hills beyond. Stripped wooden flooring; coved ceiling; 2 radiators; small cupboard beneath staircase rising to the first floor; telephone point; television aerial point; further pine door to

**Kitchen**                                      **3.35m x 2.16m (11' x 7' 1")**

With a further alcove measuring 2m x 1.61m (6' 7" x 5' 3")  
Stainless steel sink unit set within a roll edged worktop with a tiled surround; matching range of base and eye

level units which include twin glass fronted display cabinets; electric cooker point with a filter hood over; radiator; gas fired central heating boiler; alcove with open shelved cupboard; door giving access to the side garden and a further door to

**Garden Room**                              **2.70m x 2.06m (8' 10" x 6' 9")**

With views across the river to Shaldon and access to both the front and the rear gardens. Door to **Storage Shed** measuring 2.33m x 1.47m (7' 8" x 4' 10").

**Bathroom**                                      **2.52m x 2.00m (8' 3" x 6' 7")**

Panelled bath with an electric shower over; pedestal wash basin with tiled surround; close coupled WC; radiator; heated towel rail; shelved cupboard; plumbing for automatic washing machine; Dimplex electric heater; window with river views.

**Stairs to landing.**

**Bedroom 1**                                      **4.45m x 3.71m (14' 7" x 12' 2")**

A magnificent triple aspect room with spectacular south and westerly sea and river views; 2 radiators; telephone point.



**Bedroom 2** 2.83m x 2.77m (9' 3" x 9' 1")  
(including shelving & hanging rails)

Wonderful views across the river; stripped wooden floor; radiator; built-in cupboard with shelving.

**OUTSIDE**

To the front of the cottage there is a level area of garden enclosed by part of the bridge wall and including flower and shrub borders interspersed with a neat crazy paved pathway. This area of the garden also offers fine views of the river. To the rear there is a lovely south and west facing garden with a crazy paved patio, flower borders and a timber shed.



Shaldon Bridge and Toll House in 1922

**LOCAL AUTHORITY**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX.

**VIEWING**

Strictly by prior appointment with the vendor's agents:



**Tel : - 01392 201748**

**For the attention of Michael Henderson**

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On the far side of the cottage there is a further elevated garden with a range of established plants, trees and shrubs and which gives views along the estuary to the sea. A pathway from the road leading to the kitchen door is a convenient place to keep bikes etc and there is also a useful storage shed.

**TENURE**

The Old Toll House is offered freehold with vacant possession on completion.

**SERVICES**

Mains electricity, gas and water are available. Drainage is by means of a septic tank.

**COUNCIL TAX**

The Old Toll House is Council Tax Band C.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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