




Home Humber


Humber, Teignmouth, Devon

A charming Grade II Listed house with two annexes and a beautiful garden, set in an idyllic hamlet near to the coast


A detached period house with a wealth of character, a large garden and two self-contained annexes, set in a peaceful rural hamlet within easy reach of Teignmouth, the River Teign estuary and the beautiful Devon coastline. The property offers more than 4,000 square feet of flexible accommodation, offering the potential for renovation and development.




6 RECEPTION ROOMS




7 BEDROOMS




6 BATHROOMS




OUTBUILDING




0.7 ACRES




FREEHOLD



RURAL HAMLET



4,141 SQ FT



GUIDE PRICE
£875,000



The property

Home Humber is thought to date from the late 17th century and retains plenty of its original character with exposed timber beams and original fireplaces. The main house has two generous reception rooms at the front of the ground floor, including the sitting room which features wooden flooring, cast-iron, tile-decorated fireplace and a dual aspect allowing for a plenty of natural light, with window seats. There is also a comfortable dining room and towards the rear, a large kitchen fitted with modern units and a range cooker, plus an original inglenook fireplace with a logburner, and space for all the necessary appliances. An adjoining storeroom could be used as a utility/ larder providing space for further appliances and storage.

On the first floor, the main house offers three double bedrooms, two of which have en suite shower rooms including the principal bedroom. There is also a large family bathroom with an airing cupboard on this floor as well as an additional W.C. The second floor offers a further two double bedrooms, one with an en suite shower room and a family room/study.

The self-contained annexes are both located towards the rear of the property. The first annexe features a sitting room and adjoining dining room on the ground floor, as well as a fully equipped kitchen, while upstairs there is one double bedroom and a bathroom. The second annexe is in need of complete renovation but currently comprises one double bedroom and an en suite shower room on the ground floor, with a kitchen and living area upstairs. The annexes provide excellent opportunities for multi-generational living or income potential.

Outside

At the front of the property, a gated pedestrian entrance opens to a pathway, which leads through to the front of the house. The generous garden surrounding the house has rolling lawns, shady wooded areas, fruit trees and various shrubs and flowering perennials. The garden is bordered by mature specimen trees providing a high degree of privacy. A courtyard area at the side of the property provides plenty of parking space as well as access to an outbuilding with three stores and an outdoor W.C.



Location

The small rural hamlet of Humber is close to Bishopsteignton and four miles away from Teignmouth. Bishopsteignton has several historical landmarks including a 13th century church and offers an active community with several events and festivals that take place during the year. Bishopsteignton has several everyday amenities, including several pubs, a post office, a doctor's surgery and a primary school. For other everyday needs, Teignmouth is easily accessible, with its choice of supermarkets and range of shops, cafés, restaurants and leisure facilities. Teignmouth station offers rail services towards Exeter, where London Paddington can be reached direct in around two hours. By road the A380 provides excellent links towards Exeter and Plymouth. The area is ideal for those with a love of the outdoors, with horse-riding, sailing and water sports easily accessible, the South West Coast Path nearby and golf at Teignmouth Golf Course.

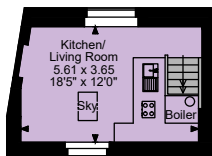
Distances

- Bishopsteignton 1.5 miles
- Teignmouth 3.7 miles
- Teignmouth Station 3.9 miles
- Newton Abbot 5.0 miles
- Torquay 10 miles
- Exeter 12.5 miles

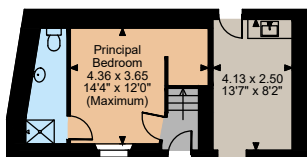
Nearby Schools

- Bishopsteignton Primary School
- Shaldon Primary School (ofsted rated outstanding)
- Teign School
- Coombeshead Academy
- Trinity School
- Stover School
- Torquay Grammar Schools
- Exeter College (Ofsted rated outstanding)

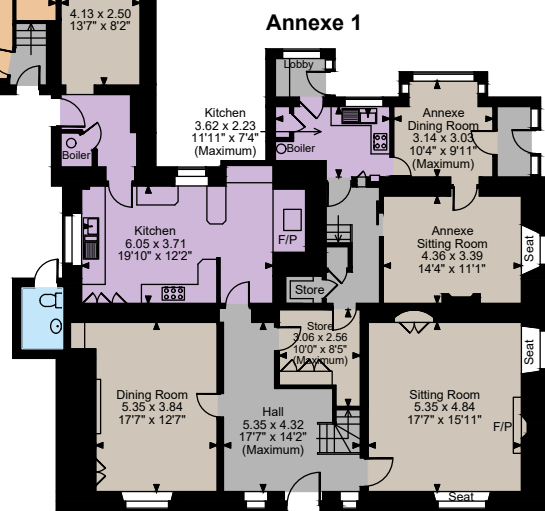




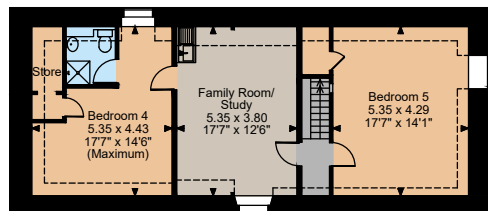
Annexe 2 First Floor



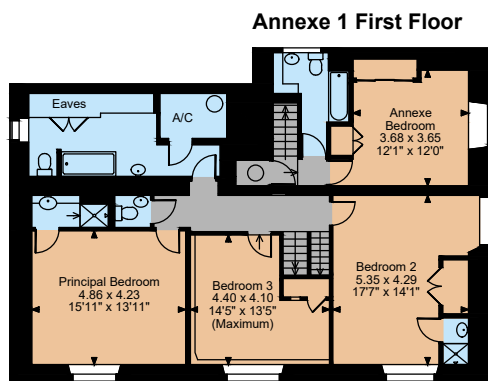
Annexe 2



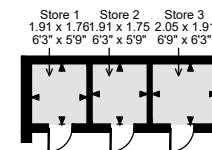
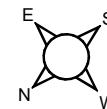
Ground Floor



Second Floor



First Floor



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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,800 sq ft (260 sq m)

Annexe 1 internal area 781 sq ft (73 sq m)

Annexe 2 internal area 560 sq ft (52 sq m)

Stores and WC internal area 147 sq ft (14 sq m)

Total internal area 4,288 sq ft (398 sq m)

For identification purposes only.

Directions

TQ14 9TE

what3words: ///eggshell.alarm.lawns - brings you to the driveway

General

Local Authority: Teignbridge Council

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Main house: Band E; Annexe 1: Band B; Annexe 2: Band A

EPC Rating: E. Annexe rated E.

Rights of Way: Please contact the vendors' agent for further information.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

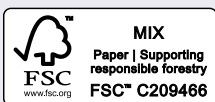
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