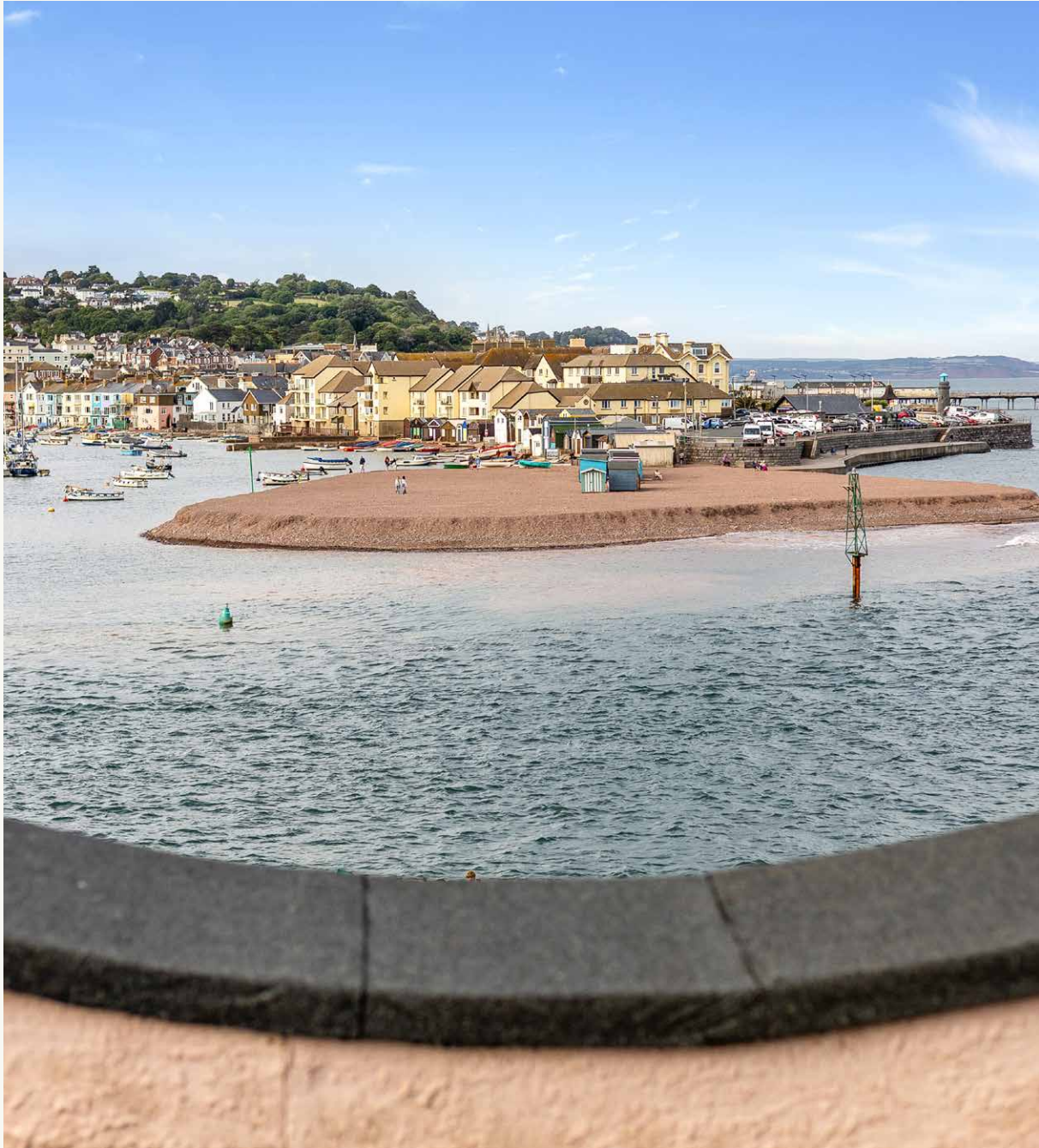


Shaldon House, Shaldon



**Strutt
& Parker**

Land and property. Since 1885.



A distinguished three-bedroom Victorian coastal maisonette with exceptional views across the Teign Estuary and just moments from Shaldon's sandy beach.

Arranged over three floors, the home is entered via an elegant porch into a welcoming entrance hall, with a lofty ceiling and both stairs and a lift providing access to the principal accommodation. A utility room and cloakroom are also located on the ground floor.

The first floor is dedicated to beautifully proportioned living spaces designed to embrace the exceptional outlook. A dual-aspect kitchen enjoys panoramic estuary and coastal views, with traditional painted cabinetry, a range cooker and a delightful bay-window breakfast area. Alongside, the generous sitting/dining room centres around a marble fireplace, while its impressive, curved bay window frames sweeping views over the gardens and eastwards along the stunning coastline.

The principal bedroom benefits from fitted storage and an en suite shower room, complemented by two further bedrooms and a family bathroom. Above, a spectacular roof terrace crowns the home, offering an outstanding vantage point from which to take in the panoramic coastal views.

With its distinctive pastel-pink façade and elegant curved bay windows, Shaldon House is an iconic landmark on Shaldon's Marine Parade, complementing the character of the village. Wrought iron gates open onto a private driveway with off-street parking and a garage.

To the eastern side, beautifully landscaped communal gardens have been thoughtfully positioned to offer privacy and make the most of the coastal outlook. A gently curved lawn, bordered by mature planting, creates a peaceful setting for outdoor dining and relaxation, while traditional wrought iron railings preserve the uninterrupted views. The gardens are owned by Number 8 and maintained by arrangement with the other Shaldon House residents, who contribute jointly to their upkeep.

**2,071 sq ft (192.4 sq m) | Seafront maisonette
Three spacious bedrooms
Bright open-plan living with stunning sea views
Private driveway parking and garage
Beautifully landscaped communal gardens and roof terrace
Residential**

Guide price £795,000

Location

Shaldon House enjoys a sought-after position in the picturesque estuary village of Shaldon, one of South Devon's most desirable coastal locations. Set on the banks of the River Teign, Shaldon offers an excellent range of everyday amenities, including independent shops, cafés, traditional pubs, restaurants, a primary school and a village store, all within easy reach. The village is renowned for its sandy beach, historic passenger ferry to Teignmouth, scenic coastal walks and proximity to the South West Coastal Path.

The nearby towns of Teignmouth and Newton Abbot provide a wider selection of shopping, supermarkets, leisure facilities and secondary schooling, while the vibrant city of Exeter lies approximately 20 miles to the north, offering an extensive range of cultural, retail and dining opportunities. There are several well-regarded schools in the area, including the independent Stover School near Newton Abbot and Trinity School in Teignmouth.

The area is well connected by road, with the A380 providing direct links to the A38 for Exeter and Plymouth. Teignmouth railway station offers regular mainline services to Exeter St Davids and direct connections to London Paddington, providing excellent links to the capital and making the area an attractive choice for those seeking a coastal lifestyle with convenient transport connections.

Postcode region: TQ14

General

Local Authority: Teignbridge Council

Services: Mains electricity, drainage and water. Gas-fired central heating.

Council Tax: Band E

NB: This property has a shared driveway and garden.

EPC Rating: D

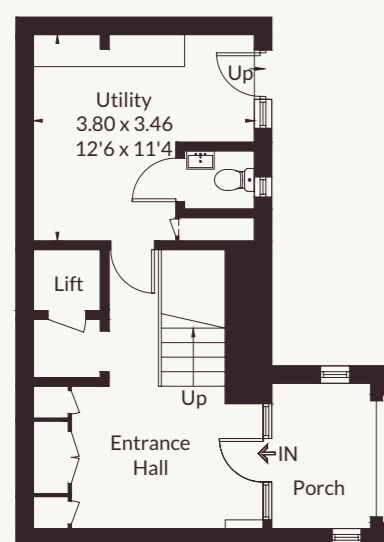
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



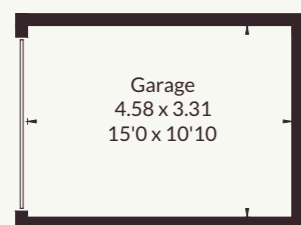
Approximate Floor Area = 177.4 sq m / 1909 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 192.4 sq m / 2071 sq ft



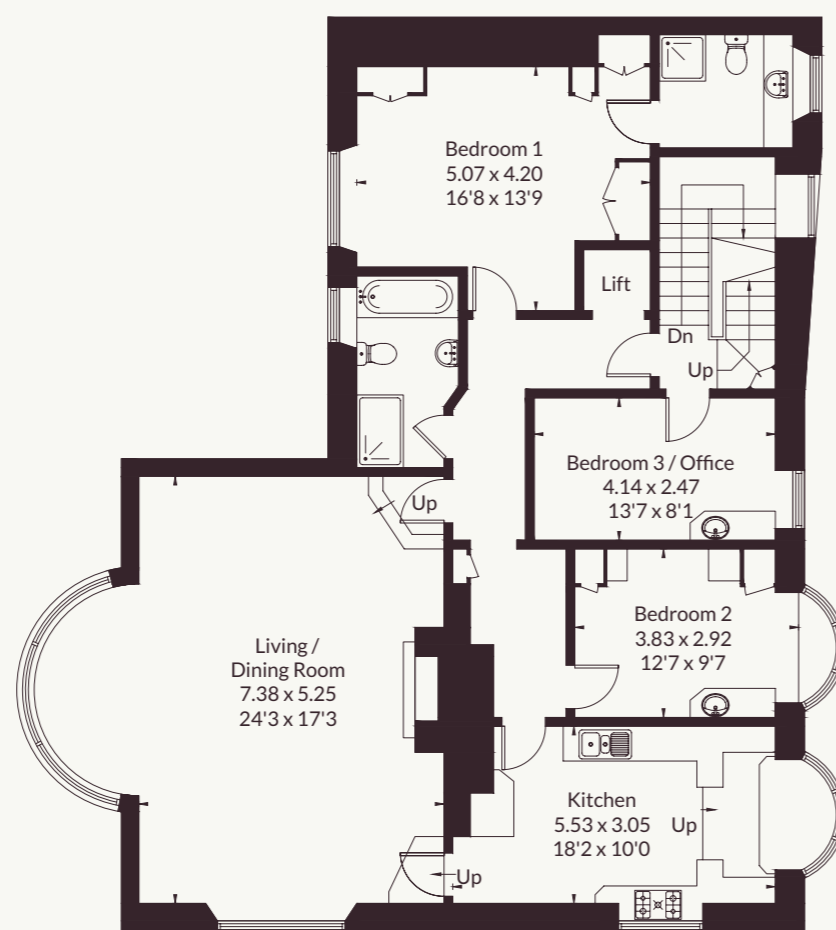
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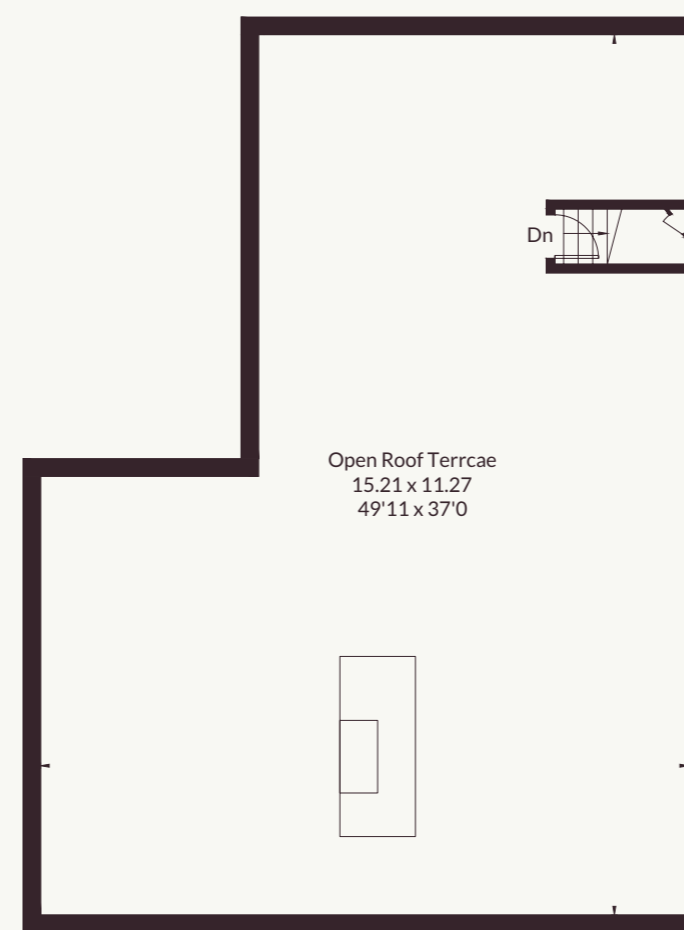
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Roof Floor

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