



PILKINGTON ESTATES

**Shaldon Road, Combeinteignhead, Shaldon,
Devon, TQ12**

Offers Over: £3,100,000

Freehold

Shaldon Road, Combeinteignhead, Shaldon, Devon, TQ12

An outstanding contemporary waterfront residence in one of Devon's most prestigious locations, offering luxury accommodation over three levels. Planned and designed by award-winning architects Harrison Sutton for the 21st Century home buyer. The home combines glamour with modern technology and is accessed via a private drive with electric gates, leading to a landscaped front lawn area, double garage, and gravel driveway.

Gable View offers versatile living space with the ground floor offering a spacious entrance hall and cloakroom, large open-plan living area accessing out onto the 50 sqm balcony with infinity glass, high-spec luxury kitchen and pantry, dining and lounge areas, a cozy living room with wood burner also accessing the sun terrace. In addition, a large home office and ground floor bedroom with En suite bathroom.

First floor enjoys five further bedrooms, all with En-suites, immaculate bathroom finishes complemented with Italian porcelain tiles. The master bedroom has full height triple aspect glazing capturing a 240-degree panoramic view with a four-piece bathroom suite, and dressing room area. The guest suite features two balconies with panoramic river and countryside views. The lower ground floor includes snug/cinema room, large games room, cloakroom and fitted laundry/utility room.

The rear garden offers direct river access, a generous lawn for alfresco entertainment, and a sail store for watercraft. The garden provides spectacular, panoramic views of the River Teign and Dartmoor beyond, making it one of the finest in the Westcountry.

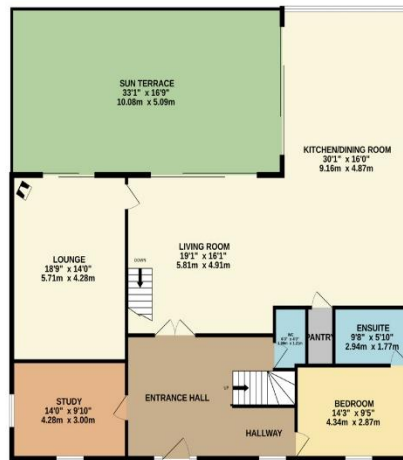
GARAGE
511 sq.ft. (47.5 sq.m.) approx.



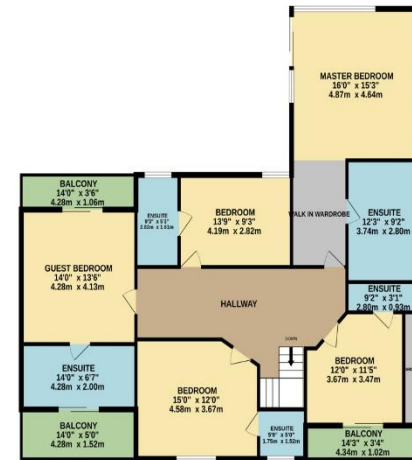
LOWER GROUND FLOOR
2052 sq.ft. (191.7 sq.m.) approx.



GROUND FLOOR
3556 sq.ft. (329.8 sq.m.) approx.



1ST FLOOR
2522 sq.ft. (233.5 sq.m.) approx.



TOTAL FLOOR AREA : 5221sq.ft. (485.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions from Newton Abbot

11 min (3.3 miles)

via Shaldon Rd

Fastest route, despite the usual traffic

Newton Abbot

↑ Head east on East St/A381 towards Scott Cl
i Continue to follow A381

0.4 mi

↪ Turn right onto Station Rd/A381
i Continue to follow A381

0.3 mi

↻ At the roundabout, take the 2nd exit onto Shaldon Rd

1.4 mi

↑ Continue onto Cross Hill

0.6 mi

↑ Continue onto Shaldon Rd
i Destination will be on the right

0.5 mi

TQ12 4RR

Newton Abbot





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