

DEVELOPMENT
INVESTMENT
RESIDENTIAL

Substantial 17 Bedroomed Residential Care Home (12 en-suite)
plus 2 One Bedroom Close Care Flats and 2 Bedroom owners
Accommodation on a site of 0.57 of an Acre

**Noon
Roberts** 
PROPERTY CONSULTANTS



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Offers in the region of £625,000 Freehold for this Substantial Home with Development Potential
17 Bedroom Home with 2 One Bedroom Close Care Flats and 2 Bedroom Owners Accommodation
Charterhouse, Second Drive, Dawlish Road, Teignmouth, Devon, TQ14 8TL

SITUATION AND DESCRIPTION

Teignmouth is a popular and historic coastal resort situated on the South Devon coast between the River Exe and River Teign estuaries. Teignmouth is located approximately 16 miles south of Exeter and 7 miles west of Newton Abbot. Road access is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at either junction 30 approximately 12 miles away, or via the A380 dual carriageway linking with the M5 at Exeter. The town enjoys a mainline railway station with regular service to London (Paddington). Teignmouth has a good resident population which is significantly increased in the summer months. The popular coastal resort of Teignmouth has a busy working port as well as strong commerce, with the 4 major high street banks indicating the town is not just a holiday destination. The beaches and promenade are second to none in South Devon along with the Victorian Pier. Steeped in Maritime history the long sandy beaches are major attractions for tourists. Spectacular views along the coast and out to Dartmoor can be enjoyed by walking along the South West Coast Path.

Charterhouse is a substantial former Gentleman's Residence set in over half an acre of gardens and grounds, in a lovely elevated position with fine far reaching views over the town and the Estuary. Second Drive is located off of Dawlish Road on the outskirts of the Town in a predominantly Residential Area. The House is well located in its grounds, with an impressive entrance drive to a parking area in front of the house, with a further set of gates at the rear to a private Courtyard with two 1 bedroom flats and a recently refurbished Ground Floor 2 bedroom Owners Bungalow with private parking and large Garage. The property is currently run as a Residential Care Home with 17 bedrooms, 12 of which are en-suite, plus large ground floor day room, dining room and recently refitted kitchens. Alternatively, the property would suit being used as a private residence again, either as one large house or possible for 2 families, with additional Holiday or full time letting units at the rear to provide an additional and useful income. Finally the property may be suitable for a more comprehensive residential development, with conversion of the main house into Houses or Apartments, with additional units in the grounds, however, all of the above alternatives are subject to the necessary Planning and Building Regulations approval.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions and net floor areas are as follows: -

Pair of glazed doors lead from the Entrance Drive at the side of the property into an entrance lobby with tiled floors and further pair of glazed doors to

Entrance Hall **5.49m x 5.03m (18'0" x 16'6") max**
Stairs to first floor. Doors to main reception rooms; reception desk; lovely moulded cornice; large window to side. Personnel lift in inner lobby to the first floor.

Drawing Room **6.91m x 4.91m (22'8" x 16'1") max**
Lovely room spacious room with large bay window providing views of the town and the estuary beyond over the gardens and terrace; decorative cornice; feature marble fireplace with marble over mantel. Glazed doors leading into the



Sun Room/Conservatory **8.13m x 3.72m (26'8" x 12'2") max**
Glazing to three elevations with sliding patio doors to the front onto the terrace. Part glazed door to the ...

Dining Room **5.25m x 4.93m (17'3" x 16'2") max**
Lovely timber fire surround with over mantle and decorative red tiled inset slips; cornice. Large bay window to side.

Kitchen **4.63m x 4.53m (15'2" x 14'10") max**
Fully fitted with range of stainless steel equipment; deep pot sink and drainer plus wash hand basin; extractor over gas cooker; sealed floor; plastic coated walls and ceiling with wipe down surface; window to garden.

Preparation Area
Plastic wall and ceiling covering plus sealed floor; two deep pot sinks and double drainer; window; plumbing for dishwasher.

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Utility Area 4.26m x 2.65m (13'11" x 8'8") max
Storage and cloaks area; doors to front courtyard and to owner's accommodation. Walk in larder/store with shelving as fitted.

Bedroom 1 4.93m x 3.54m (16'2" x 11'7") max
Large bay window; views of the garden and town; terrace; en-suite comprising pedestal wash basin and WC.

Bedroom 2 3.86m x 3.02m (12'8" x 9'10") max
Window; en suite comprising pedestal wash basin and WC

Bedroom 3 (Couldn't measure on inspection)

Bedroom 4 2.78m x 2.66m (9'2" x 8'9") max
Bay window; walk-in en-suite with pedestal wash basin and WC suite

Toilet
WC suite and pedestal wash hand basin

FIRST FLOOR

Landing with doors to

Bedroom 5 4.35m x 3.59m (14'3" x 11'9") max
Pedestal wash hand basin; window; door to en suite comprising shower cubicle and WC suite

Bedroom 6 3.62m x 3.27m (11'10" x 10'9") max
Window; en-suite comprising WC suite and vanity wash basin

Bedroom 7 3.97m x 2.81m (13'0" x 9'2") max
Window; vanity wash basin; radiator

Bedroom 8 5.16m x 2.82m (16'11" x 9'3") max
Window; radiator; en-suite with pedestal wash basin and WC suite

Toilet
Low level WC suite and wash hand basin

Bedroom 9 4.73m x 3.10m (15'6" x 10'2") max
Window; storage cupboards; en-suite comprising WC suite and wash basin

Bedroom 10 4.61m x 4.12m (15'2" x 13'6") max
Large room with feature window; en-suite comprising pedestal wash basin and WC suite; former fireplace; storage cupboards

Bedroom 11 6.77m x 3.96m (22'3" x 12'11") max
Large room; lovely bay window with views of the garden and to the estuary and town beyond; en-suite comprising shower cubicle; WC suite and pedestal wash basin.

Bedroom 12 3.41m x 3.24m (11'2" x 10'8") max
Window; vanity basin with cupboards under

Bedroom 14 3.9m x 2.64m (12'9" x 8'8") max
Window; pedestal wash basin



Bedroom 15 4.97m x 3.51 (16'3" x 11'6") max into bay
Lovely views over town and estuary; vanity basin and cupboards under; shutters to window; cornice; fitted wardrobes

Bedroom 16 4.03m x 3.47m (13'3" x 11'4") max
Lovely views over the town and estuary; pedestal wash hand basin; fitted wardrobes

Bedroom 17 4.98m x 3.10m (16'4" x 10'2") max
Window; en-suite comprising pedestal wash basin and WC suite

Bedroom 18 5.91m x 2.33m (19'4" x 7'8") max
Two windows; radiator; en-suite comprising pedestal wash basin and WC suite

Bathroom
Pedestal wash basin with assisted access bath with shower over; WC suite

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EXTERNALLY

To the front of the House is a car park area with parking for up to 6 cars with further parking in the drive to the side. At a raised level is a terrace running the full length of the house with lovely open views over the gardens and to the town and estuary beyond. The gardens are laid mainly to lawns and are level fronting the house with the access drive bordering one boundary. The site extends to some 0.57 of an acre.

To the rear of the site, accessed from separate wrought iron gates is a private courtyard area providing access to the following

GROUND FLOOR FLAT

Separate access from the rear Courtyard area to...

Kitchen/Sitting Room

5.2m x 4.28m (17'0" x 14'0") max

Two windows and uPVC glazed door; carpeted; stainless steel sink and drainer with range of wall and base units under worktops; under worktop fridge; tiled splashbacks; electric hob with electric oven under.



Bedroom 1

3.15m x 2.89m (10'4" x 9'6") max

Radiator; window at high level; under stairs cupboard.

Shower Room

2.14m x 1.6m (7'0" x 5'3") max

Corner shower with mixer shower unit; pedestal wash basin; WC suite; radiator; extractor.

FIRST FLOOR FLAT

Stairs from ground floor lobby lead up to a landing and doors to...

Sitting Room

6.3m x 4.36m (20'8" x 14'3") max

Large window with lovely views over the town and estuary beyond; spotlights; radiator. Feature fireplace at one end with electric inset fire. A light and airy room with walk through into the

Kitchen

3.04m x 3.0m (9'11" x 9'10") max

Leading off the sitting room with part glazed door to a private terrace area; range of base units under worktop; electric hob and oven below; stainless steel sink; larger unit and glazed display cupboards

Bathroom

Panelled bath with mixer shower attachment over; pedestal wash basin; low level WC suite

Bedroom 1

4.3m x 4.22m (13'10" x 13'2") max

Windows to two elevations; radiator

OWNER'S ACCOMMODATION

Entrance from inner lobby or from the private car parking area to this recently refurbished accommodation comprising

Hall

Radiator; doors to...

Sitting Room

6.81m x 4.06m (22'4" x 13'4") max

Two pairs of patio doors to private patio area; timber fireplace with inset electric fire; radiators. Light and airy room.

Kitchen

3.41m x 2.66m (11'2" x 8'9") max

Newly fitted range of wall and base units under worktops with inset stainless steel sink and single drainer; electric hob with oven under and extractor hood over; tiled floors; fitted integrated fridge and freezer; spotlights; tiled splashbacks. Leading directly off of the Sitting Room.



Bedroom 1

4.08m x 2.54m (13'4" x 8'4") max

Radiator; window; doors to...

Shower Room

Large double size shower cubicle with mixer shower; pedestal wash basin and low level WC suite; gas boiler in cupboard

Bedroom 2

4.21m x 3.13m (13'10" x 10'3") max

Radiator; high level window; walk-in fitted wardrobe

Bathroom

Panel bath with mixer shower over; pedestal wash basin and low level WC suite;

Basement Storage

Accessed from the front car parking area, or internally from stairs leading down is a large Basement Storage area which runs below the front of the premises. Central heating boilers. Useful dry storage with shelving as fitted.

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GROUND FLOOR (REAR)

Leading off of the owner's accommodation and linked to the rear of the Nursing Home is a

Office **1.91m x 1.91m (6'3" x 6'3") max**
Window; doors to outer lobby and garden area.

EXTERNALLY

The Owners accommodation and 2 flats are located in the private courtyard to the rear of the site with double gates and dedicated car parking area plus access to

Garage **7.22m x 5.51m (23'8" x 18'0") max**
Electric double up and over door; gardener's toilet; electric light and power; concrete floor

RATES

For further information on the Rateable Value or Rates payable, please contact Teignbridge District Council (01626 361101)

PLANNING

The property benefited from Planning Consent for a change of use from a Guest House to a Residential Home for the Elderly in April 1987 from Teignbridge District Council under application number 87/0396/28/4, a copy of which is available on request. Additional consents have been granted for the creation of the Close Care Units and the extension of the garage to include first floor staff accommodation.

In discussions with Teignbridge District Council planning department their view is that as the site lies within the designated settlement limit for Teignmouth, the principle of residential development is likely to be acceptable. However interested parties are required to make their own enquiries and satisfy themselves that their use is acceptable.

PRICE

Offers are sought in the region of £625,000 for the freehold of this substantial property with considerable development potential to convert back to a single dwelling or for shared use by two families, or for a more comprehensive residential development to possibly include some additional accommodation within the grounds. However, all of the above is subject to planning consent. The vendors are seeking unconditional offers for the premises, but if purchasers wish to submit an offer that is conditional on a planning consent, then full details of the proposal will be required together with details of their professional team and their previous experience with such a development.

BUSINESS AND REGISTRATION

We understand that the premises are currently registered for a maximum of 20 clients. The home is currently run by the owner as a registered provider, with a range of part and full time staff. We understand that all fixtures and fittings are owned and can be made available in any sale by negotiation.

SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises. Interested parties are required to make their own enquiries of the relevant service provider as to the capacity of any supply to meet the needs of the development proposed.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

An EPC has not been obtained for the premises which indicates a rating of : - C54. A copy of the EPC is available on the web site.

LEGAL COSTS

Each party will be required to bear their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0322)



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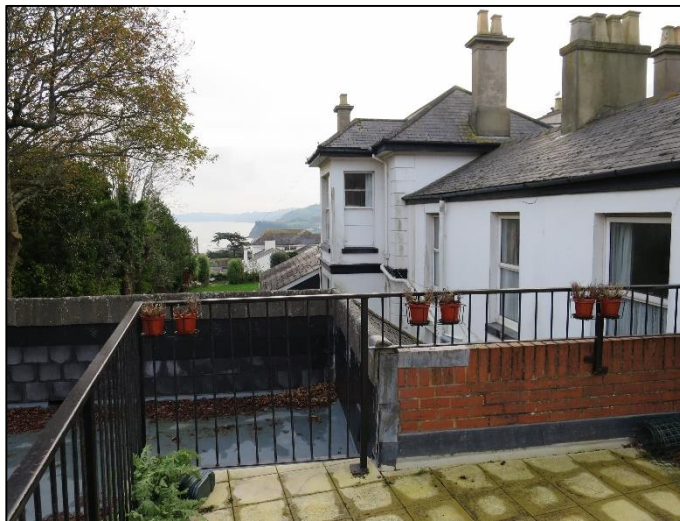
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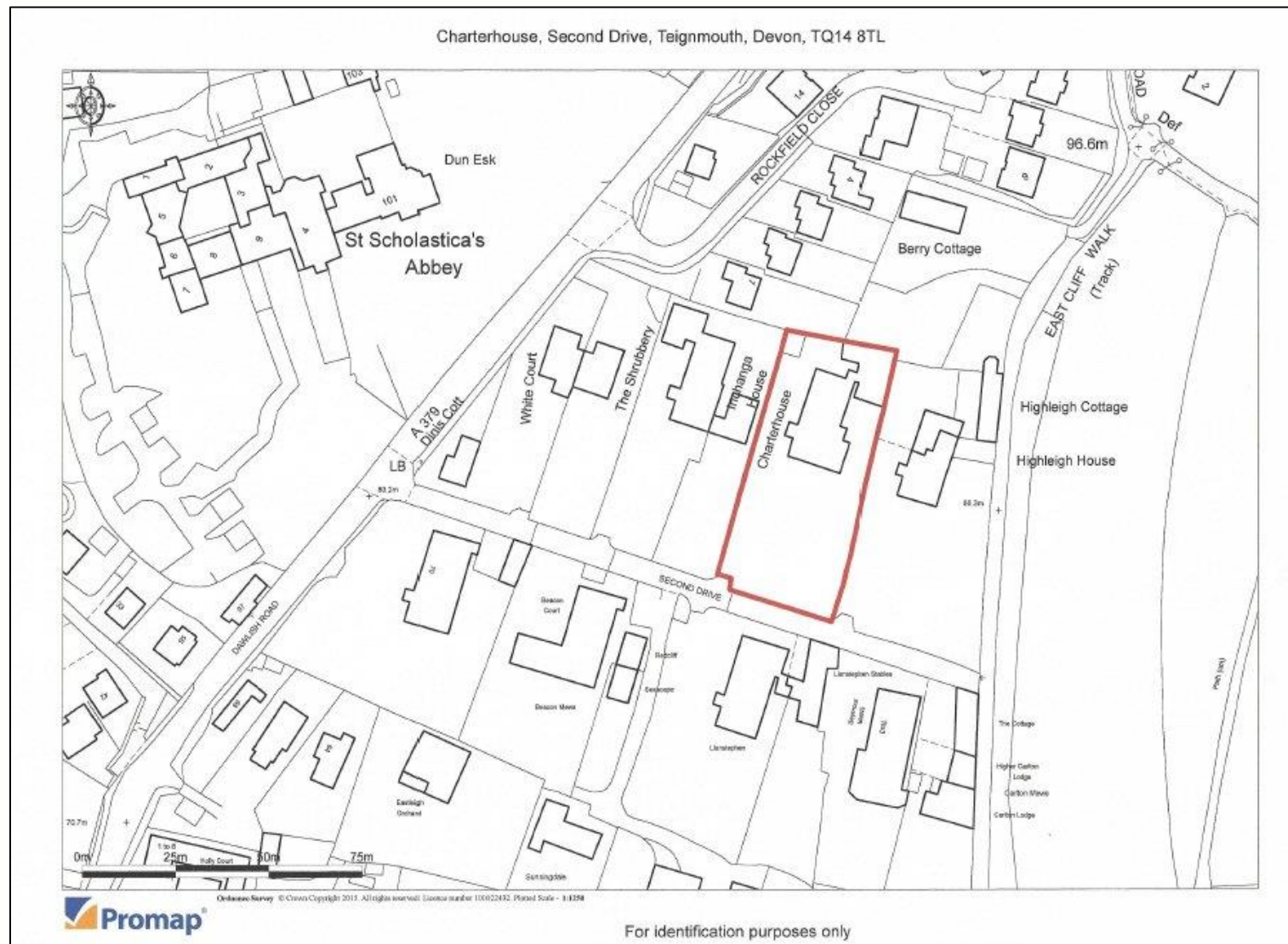
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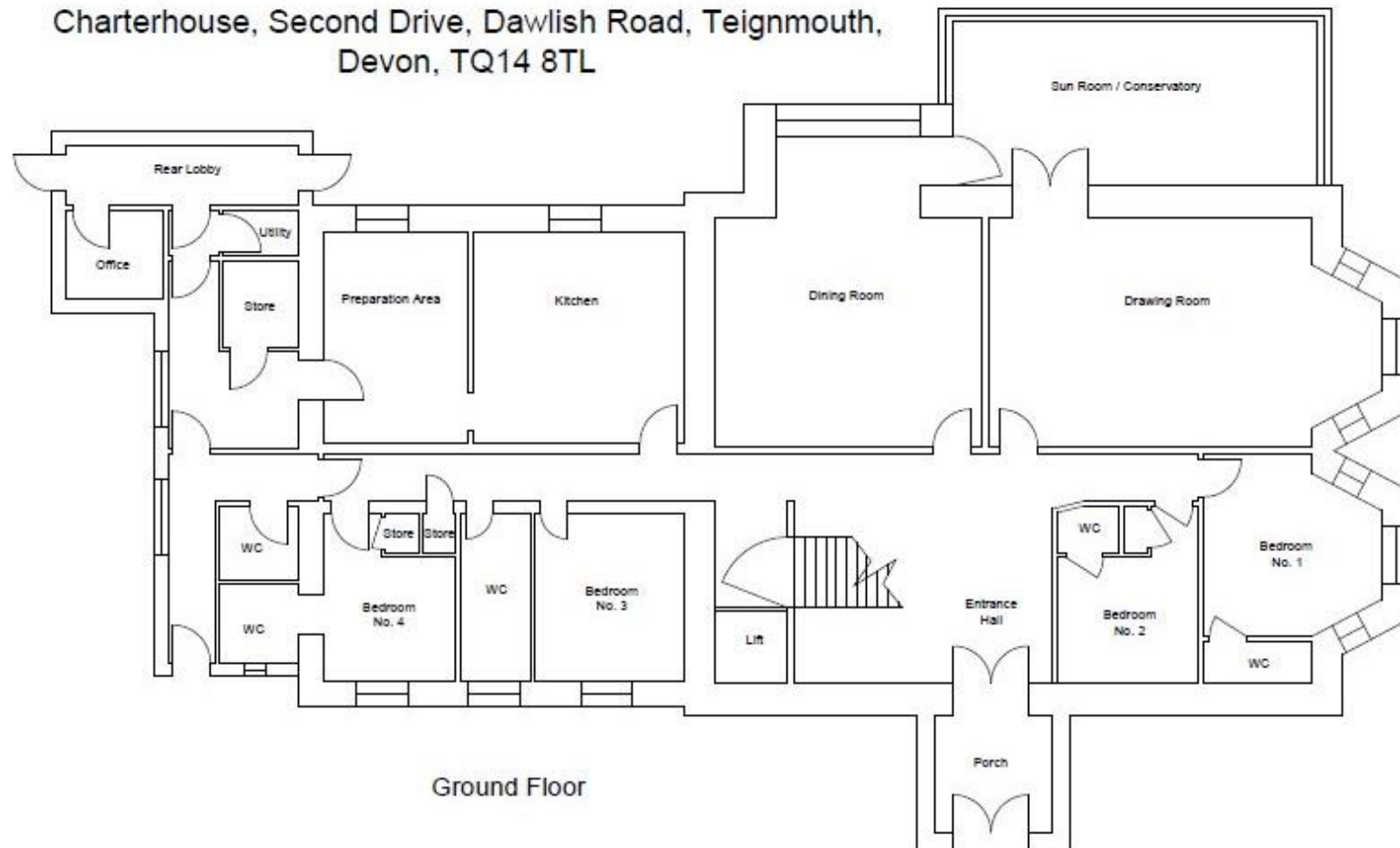
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Ground Floor

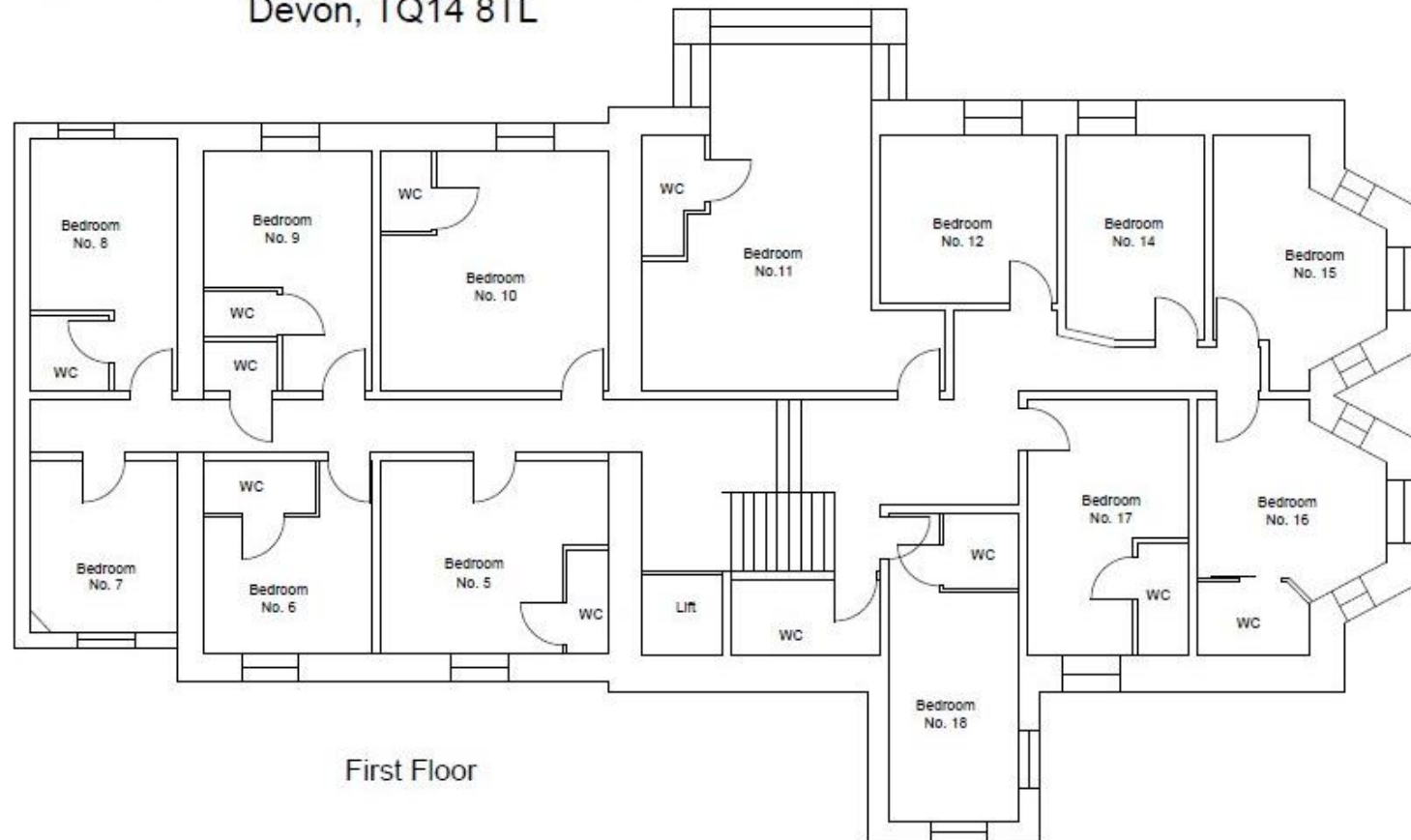
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First Floor

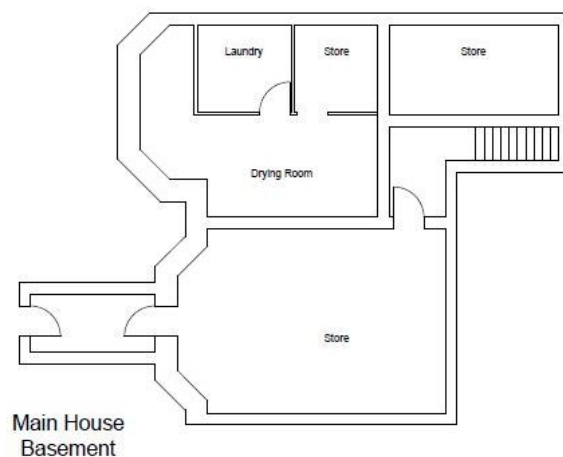
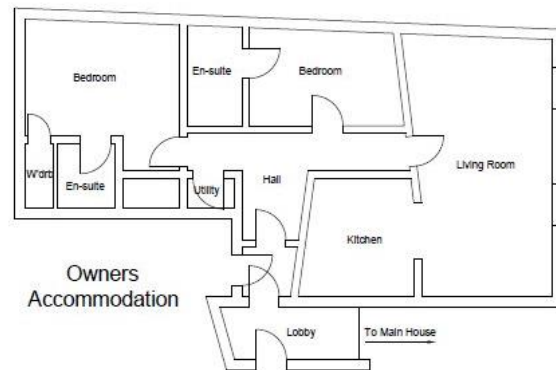
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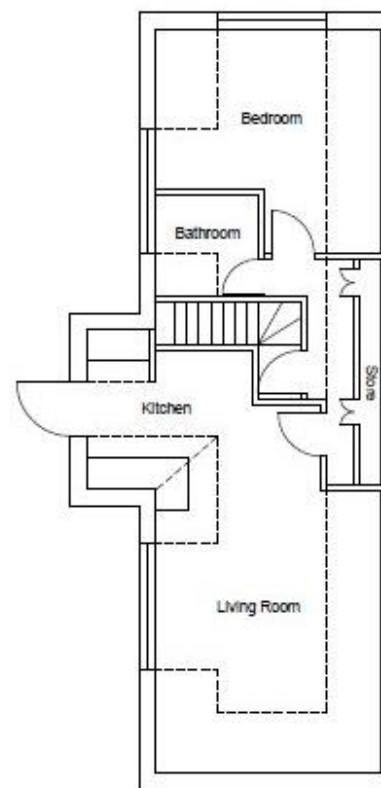
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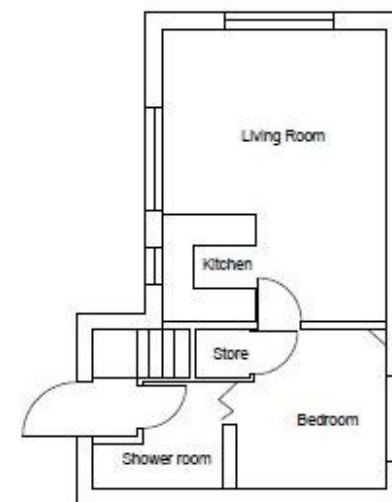
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First Floor Flat



Ground Floor Flat



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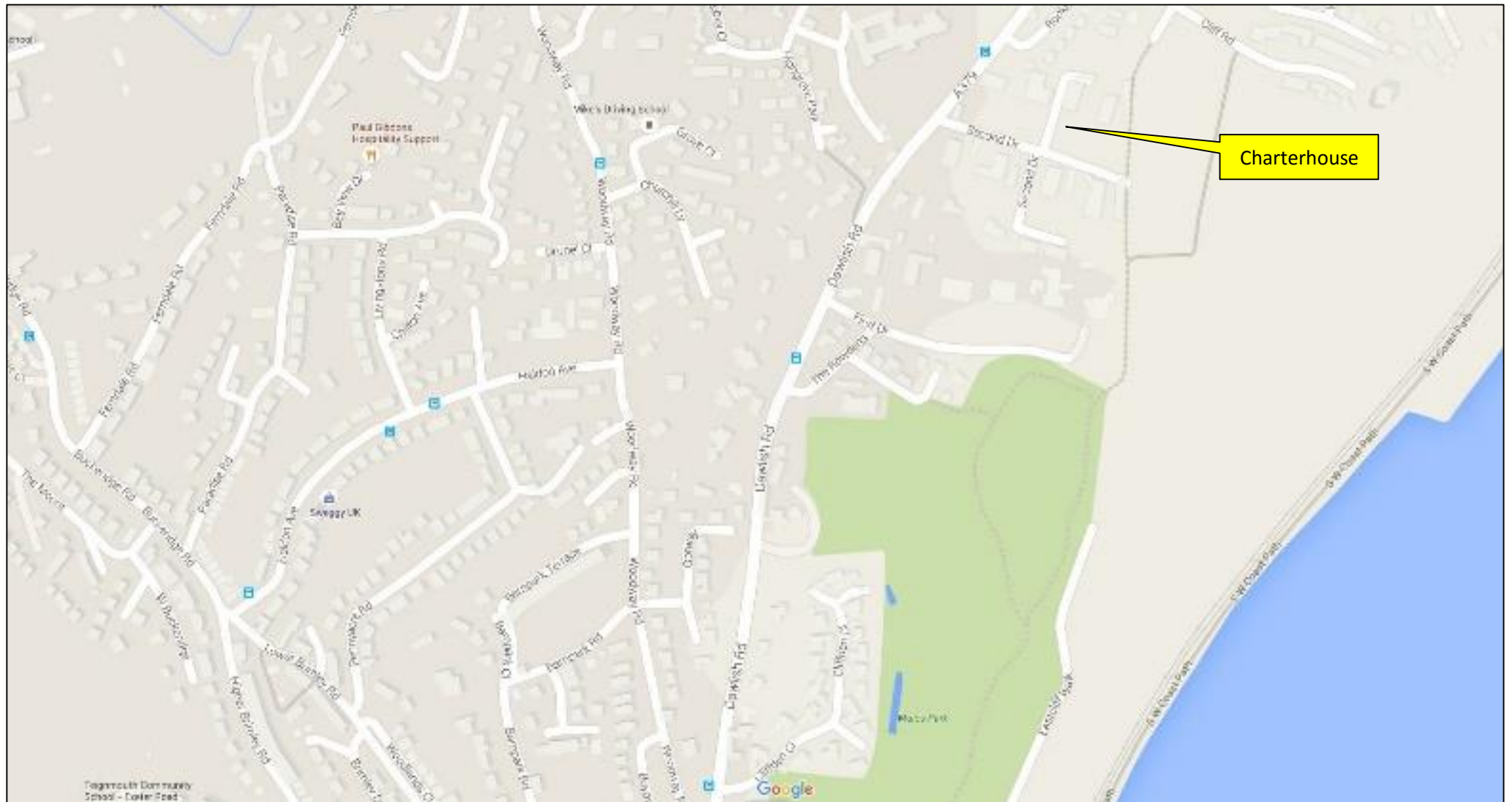


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