



WEST LODGE, LINDRIDGE, TQ14 9TG



**Robert Williams**

SALES | LETTINGS | AUCTIONS



“A gardener's paradise, this is a unique detached Grade II listed gem, surrounded by rolling countryside views.”





## West Lodge

LINDRIDGE, TEIGNMOUTH, TQ14 9TG

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This a beautiful Grade II listed home with stunning gardens and sweeping views over the surrounding South Devon countryside.

Built as a lodge house to the important former Lindridge House and Estate, this is a lovely home with much character and light, bright accommodation, all on one level.

The property has a versatile layout and can be arranged as two or three bedrooms as preferred. A cosy sitting room, opens and leads into a live-in kitchen/orangery, where it is a delight to sit and look out over the gardens and beyond over acres of rolling pasture land.











## OUTSIDE

Situated on approximately a 1/3 acre plot, the lawned and well planted gardens are a delight. There is a detached double garage, huge cellar and a substantial studio cum home office.

## DIRECTIONS

10 miles from the end of the M5 to TQ14 9TG or  
what3words:  
structure.outfit.apprehend

3		bedrooms	2		bathrooms
2		receptions	4		car spaces

**Local Authority:** Teignbridge Council

**Council Tax Band:** F

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Private water and drainage

Accessed via a right of way over Lindridge Park drive











## West Lodge, Lindridge, Teignmouth, TQ14

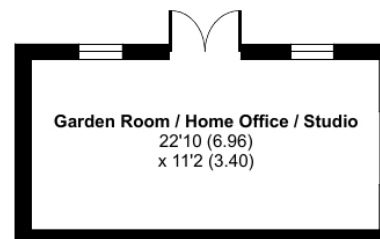
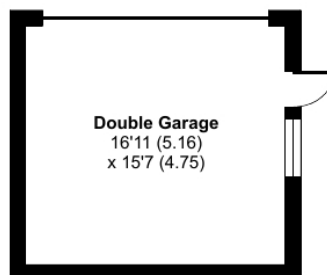
Approximate Area = 2429 sq ft / 225.6 sq m

Garage = 266 sq ft / 24.7 sq m

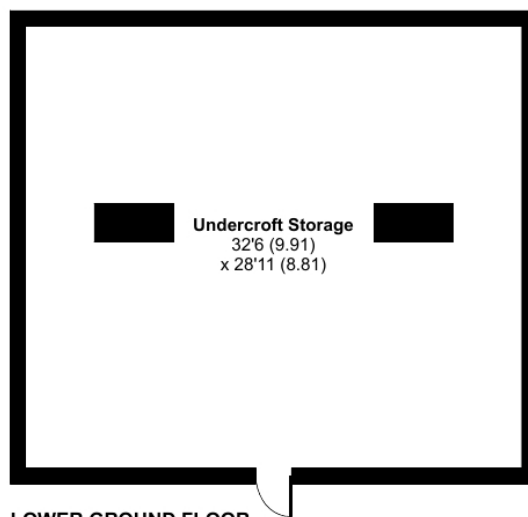
Outbuilding = 254 sq ft / 23.5 sq m

Total = 2949 sq ft / 274 sq m

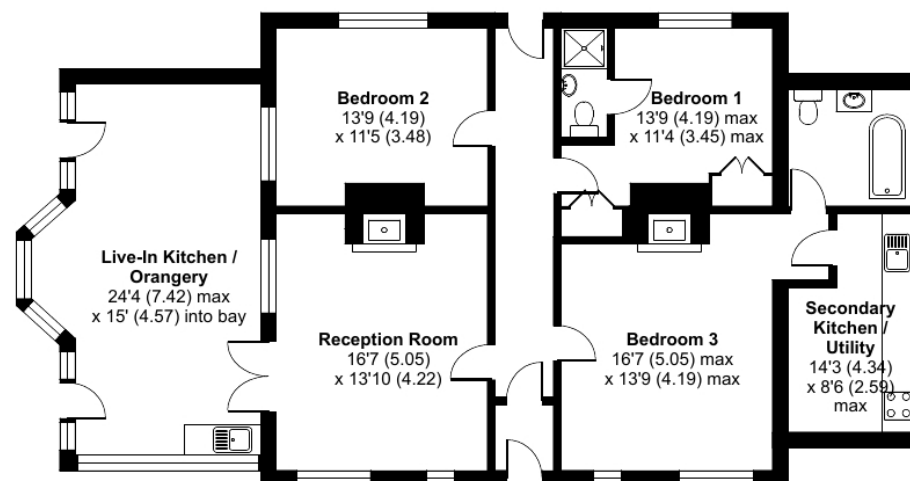
For identification only - Not to scale



OUTBUILDING



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robert Williams Ltd. REF: 975579







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.