

STAGS

Westerlands







Westerlands,

Lindridge Road, Bishopteignton, Devon, TQ14 9TB

Exeter City Centre (16 miles), A380 (1 mile), Teignmouth Beach (3.8 miles)

Westerlands is a versatile country home set within parkland grounds, offering development potential to create a larger property along with grazing land, outbuildings and a former piggery.

- Exciting opportunity
- Private parkland setting with 6 acres of grounds
- Farmhouse kitchen with AGA and utility
- Four bedrooms and ground-floor shower room
- Council Tax Band D
- Main house 231 sq meters
- Piggery Barn with potential for Class Q (STPP)
- Large living room with subdivision potential
- EPC level F
- Freehold

Guide Price £850,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION

Westerlands is conveniently situated within reach of the popular coastal town of Teignmouth, offering sandy beaches, a range of shops, cafés and restaurants, together with a mainline railway station. The nearby village of Shaldon and surrounding South Devon countryside provide excellent opportunities for coastal walks and outdoor pursuits, whilst Newton Abbot and Exeter offer a wider range of amenities and transport links.

DESCRIPTION

Westerlands is a spacious and versatile home extending to approximately 231 sqm, offering well-proportioned accommodation arranged over two floors. The property was in the middle of a campaign of improvements by its previous owner and requires some finishing. It is an exciting blank canvas for new owners to move in and create a stunning home surrounded by its own parkland. The property includes three first-floor bedrooms and a family bathroom, together with a potential ground-floor bedroom and separate shower room, providing flexibility for guests or multi-generational living. The farmhouse-style kitchen is a fitted with an AGA and complemented by a useful utility room. A garden room provides additional reception space, whilst the impressive living room, measuring approximately 13 m x 5.6 m, offers excellent scope for subdivision to create further accommodation if desired.

OUTBUILDINGS

There are some useful outbuildings in proximity to the main house. There is a former workshop with a concrete floor and two smaller ones in need of repair.

The Piggery Barn is off the main drive and has potential for Class Q planning (STPP).

Stags has a full service planning and design team that can assist with initial enquiries through to applying for planning permissions.













GARDEN & GROUNDS

The gardens surrounding the property are predominantly laid to lawn, offering a fantastic blank canvas for the new owners to landscape and create their own vision. The grounds provide grazing for livestock, although the fencing would benefit from upgrading. A number of wonderful mature trees punctuate the parkland-style setting, creating a sense of space and seclusion and giving Westerlands the feel of a charming country estate.

SERVICES

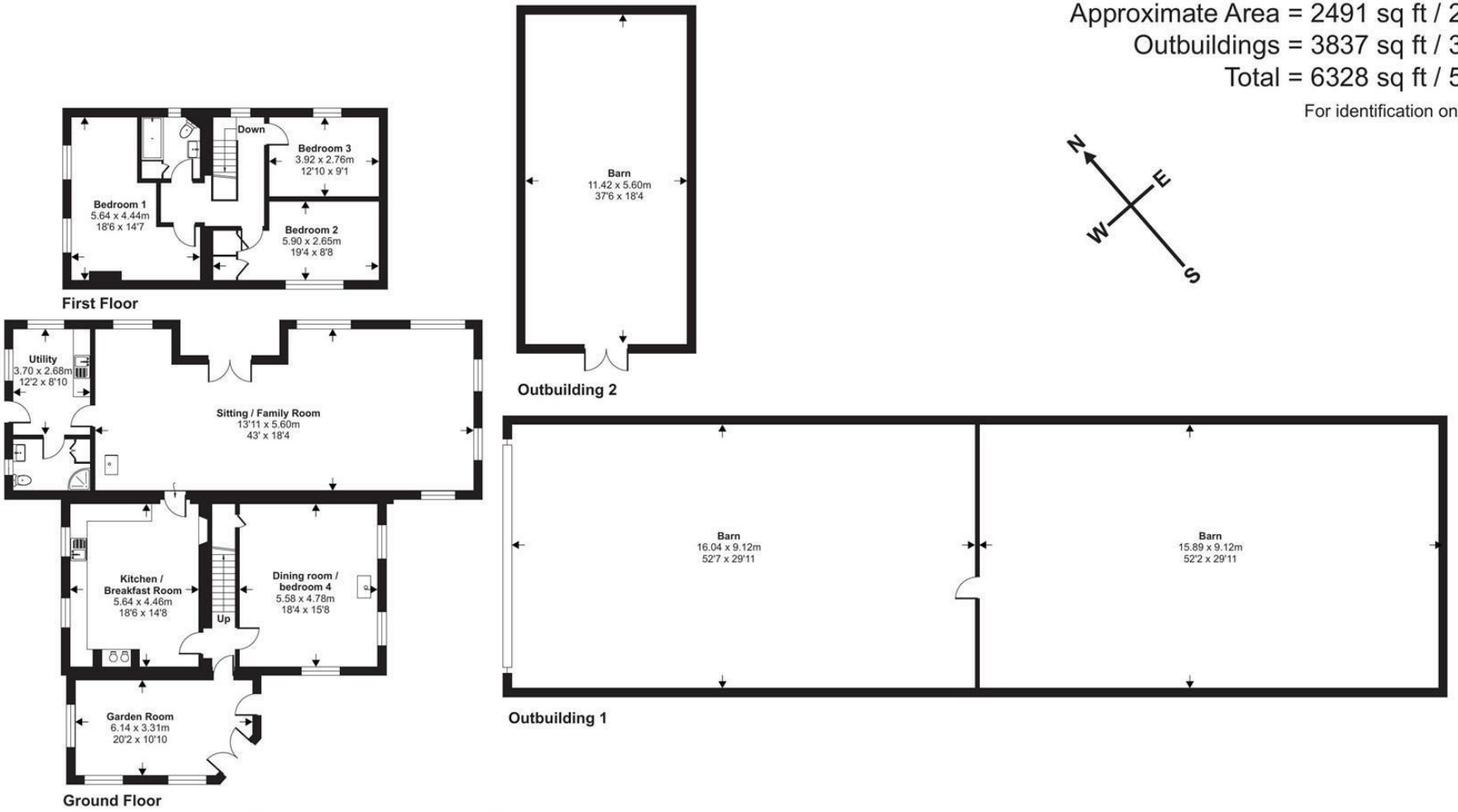
Council Tax - Teignmouth Band D
Utilities: Mains: Drainage, water (metered), electricity
Heating: Currently there is no central heating connected as owner was in the process of installing a new system - most radiators are currently disconnected; In addition, there are two wood burners in the property.
Standard and superfast broadband available. EE, 02 and Vodafone mobile networks available.

AGENTS NOTES

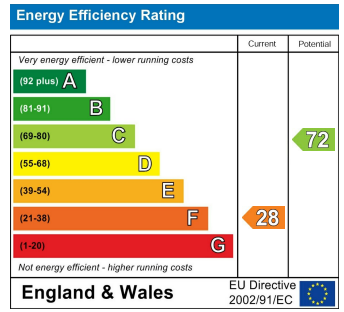
New electric fuse boards - however some of the wiring needs completing
There is a Right Of Way over a hardcore farm track to access the property
The land and outbuildings have had agricultural use in the past

Strictly viewing by appointment only.

Approximate Area = 2491 sq ft / 231.4 sq m
Outbuildings = 3837 sq ft / 356.4 sq m
Total = 6328 sq ft / 587.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1535603

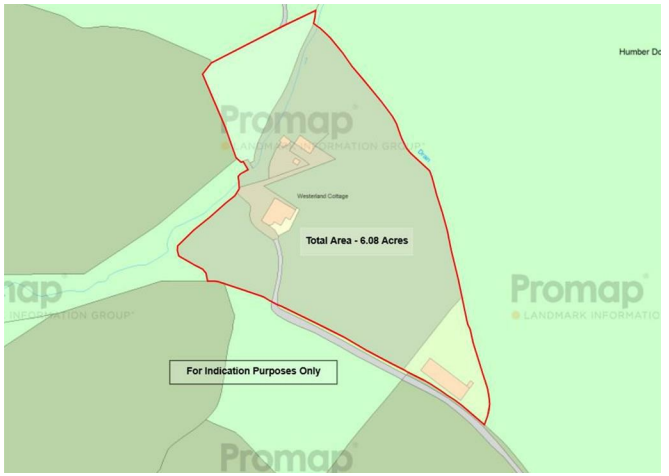


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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.






Total Area - 6.08 Acres
For Indication Purposes Only
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