



Belton Lodge

RENDELLS

Belton Lodge

Higher Lincombe Road, Torquay, TQ1 2EY

Superbly situated classic Victorian villa of extensive and elegant proportions, enjoying stunning sea views across Torbay to Berryhead and Brixham.

- Classic Victorian Villa
- Stunning Sea Views
- 6 Bedrooms
- Twin garages
- Conservatory
- Nearby Local Amenities
- Character Features
- Potential for other Uses (subject to the necessary planning permission)
- Spacious and Elegant Accommodation
- Beautiful Sun Terrace and Gardens

Guide Price £1,495,000

Paignton Town Centre (4.8 miles), walking distance to Preston and Paignton Beaches, Torquay Town Centre (3.6), to Torquay Sea Front (1.9 miles), Totnes (10.9 miles), Exeter (24.8 miles). London Paddington via Totnes Train station approx. 2.45 hours.

Situation

Belton Lodge is approached via a sweeping driveway, This is one of the most sought-after residential areas of Torbay with the local amenities of Wellswood nearby. Torquay town centre and harbourside offer an excellent selection of shops, cafes, restaurants and bars, together with an impressive marina, golf course and other leisure facilities. There are beautiful coastal walks and sandy beaches, together with good road and rail links. The station connects to intercity services (London Paddington) at Newton Abbot.

Description

Belton Lodge comprises the largest portion of an important Victorian house, built in the 1840s for the Countess Brownlow. The six bedroomed accommodation, which has gas central heating and double glazing provides lofty gracious rooms, most of which enjoy fine coastal views. The property, which has several original features, leaves potential for updating and improvement and subject to consents, there are great possibilities for alternative uses. Belton Lodge is currently a superb private residence, but it would also lend itself to dual family occupation, sub-division or alternative uses such as a high quality guest house/B&B, small conference centre,



arts or therapeutic centre or exclusive retreat. There is extensive parking, garaging and a truly beautiful garden and sun terrace. To conclude; Belton Lodge presents a rare opportunity to acquire a period house with a distinguished history and fantastic potential, in one of the most sought-after parts of Torbay.

Historical Notes

Research suggests that Belton Lodge was built in the 1840s for Lady Emma Sophia Edgcombe, who married (1828) John Cust, 1st Earl of Brownlow, of Belton House Lincolnshire. The family seat is now a much visited National Trust stately home. Countess Brownlow held the office of Lady of the Bedchamber to the Queen Consort Adelaide between 1830 and 1849. She wrote the book 'Reminiscences of a Septuagenarian' published in 1868. Her portrait was painted by James Rannie Swinton in 1846 and hangs at Belton House, near Grantham.

Accommodation

Vestibule:

Timber panelled walls with secret door leading into:

Cloakroom:

Double glazed window, white ceramic wall mounted wash hand basin and low level W.C. Radiator, coat hanging rail with shelf.

Main Reception Hall: 24' 2" x 24' 0" (7.36m x 7.31m)

Corniced ceiling, picture rail, radiator, marble fireplace with a carved wooden surround, large glazed display case, wind down chandelier, magnificent staircase with a large arched window leading up to the first floor, stair case to the lower ground floor.

Inner Hall:

Access to the lift, built in cupboards, door to the kitchen.

Drawing Room: 39' 8" x 15' 0" (12.08m x 4.57m)

Two large bay windows enjoying magnificent sea views across Torbay towards Brixham and Berry Head, corniced ceiling, picture rail, oak flooring, three radiators, Louis style fireplace with open multi fuel fireplace, double french doors lead into the:

Dining Room: 17' 2" x 12' 3" (5.23m x 3.73m)

Double glazed window with a sea view, wood block flooring, radiator, corner marble fireplace, built in glazed display cabinet to the bay, a pair of glazed doors open into the kitchen/breakfast room, glazed panel door to the:

Conservatory: 14' 1" x 11' 2" (4.29m x 3.40m)

Surrounding double glazed uPVC windows give magnificent views of the sea, double french doors opening onto the terrace.



Breakfast Room: 15' 7" x 12' 2" (4.75m x 3.71m)

Built in cupboard, fitted beech display cabinets with matching cupboards below, large alcove with space for fridge / freezer.

Kitchen: 11' 5" x 9' 8" (3.48m x 2.94m)

A large vaulted double glazed conservatory style ceiling, oak strip flooring, a matching range of beech wall and base cabinets with concealed lighting and fitted worktops with tiled splash backs, glass fronted display cabinet, gas fire Aga, stainless steel double bowl sink unit, plumbing for dishwasher.

Sitting Room: 14' 0" x 13' 11" (4.26m x 4.24m)

Double glazed window, picture rail, dado rail, radiator, carved wooden fire surround with living flame gas fire, television point, telephone point.

Bar: 8' 10" x 8' 8" (2.69m x 2.64m)

Radiator, coving to the ceiling, picture rail, fitted bar with shelving beneath, stainless steel sink unit, large arched recess with mirror and shelving, double glazed door to the outside terrace.

Stairs & Galleried First Floor Landing:

An impressive staircase with arched window leading up to the first floor landing, large sky light, ornate cornice, picture rail, radiator, wall lights.

Inner Hall:

Hatch to roof space, doors to large linen cupboard with slatted shelving.

Bedroom One: 19' 6" x 15' 1" (5.94m x 4.59m)

uPVC double glazed window with excellent views across Torbay to Brixham and Berry Head, coving to the ceiling, picture rail, two radiators, tv point, telephone point, matching range of bedroom furniture including bevelled glass fronted wardrobes, chests of drawers and bedside tables, double doors open into:

Ensuite Bathroom:

uPVC double glazed window with excellent views across Torbay to Brixham and Berry Head, coving to the ceiling, radiator, white suite comprising pedestal wash basin with mixer tap, low level W.C. Bidet, panelled bath with mixer tap, hand held shower attachment and tiled surround, corner shower cubicle with a Supajet shower unit and sliding glass screen, heated towel rail.

Bedroom Two: 19' 6" x 15' 1" (5.94m x 4.59m)

uPVC double glazed window with an excellent sea view across

Torbay to Brixham and Berry Head, coving to the ceiling, picture rail, two radiators, tv point, wash basin within a vanity unit with a cupboard below, matching range of bedroom furniture including glass fronted wardrobes, chest of drawers.

Bedroom Three: 14' 0" x 13' 9" (4.26m x 4.19m)

uPVC double glazed window, picture rail, radiator, tv point, range of built in bedroom furniture including wardrobes and drawers.

Family Bathroom:

An L shaped room with three arched uPVC double glazed windows, radiator, pedestal wash basin with mirror and electric light over, low level W.C. Panelled bath with mixer tap and shower with a tiled surround, shower cubicle with a Mira shower unit and sliding glass screens.

From the main landing there is access to a:

Guest Suite (above the garage):

Via a:

Lobby:

Radiator, access to the lift, access to:

Bedroom Four: 16' 7" x 15' 4" (5.05m x 4.67m)

Twin uPVC double glazed windows, radiator, alcove with a built-in wardrobe, fitted dressing table, bedside tables and door opens into:

Ensuite Bathroom:

Twin obscure glazed sash windows, radiator, coloured suite comprising a pedestal wash basin with tiled surround with mirror and electric light, low level W.C. Circular "Whirlpool" bath.

From the main landing an archway and steps descend to a:

Small Lobby:

Door to a linen cupboard, under stairs storage, door to:

Annexe Area**Hall:**

Linen cupboard, doors to further rooms:

Bedroom Five: 21' 9" x 12' 1" (6.62m x 3.68m)

A dual aspect room with uPVC double glazed windows with

excellent views across Torbay to Brixham and Berry Head, picture rail, radiator, tv point, corner fireplace, wash basin within a vanity unit, a range of fitted matching bedroom furniture including wardrobes with cupboards over and a dressing table.

Bathroom:

Obscured sash window, coloured bathroom suite comprising of pedestal wash hand basin, low level W.C., panelled bath with Mira shower over. Radiator, shaver point. Walls partially tiled.

From the lobby stairs rise to the second floor landing with a linen cupboard:

Bedroom Six: 17' 5" x 12' 1" (5.30m x 3.68m)

A dual aspect room with uPVC double glazed windows giving excellent sea views across Torbay to Brixham and Berry Head, picture rail, radiator, TV point, telephone point, fitted bedroom furniture to include glass fronted wardrobe, dressing table and bedside tables.

Bathroom:

Obscure glazed sash window, electric heater, coloured bathroom suite comprising pedestal wash basin with a tiled splash back, low level W.C. Panelled bath with tiled surround, shower mixer tap, shower rail and curtain, wall light and shaver point.

From the Main Hallway stairs descend to:

Lower Ground Floor Hallway:

Radiator.



Workshop Area:

Fitted work bench, doors to:

Cellar Rooms and Storage:

With slate shelving.

Principal Area being 28'7" x 12'1" on average (8.70m x 3.68m).

Overall length 44'7" (13.58m)

Door to large storage cupboard with fitted shelving, doors to built in cupboards housing electric meters and consumer units.

Cloakroom:

Pedestal wash basin and low level W.C.

Laundry:

Obscure glass window, wood block flooring, "Vaillant" gas central heating boiler, hot water storage tank, stainless steel double sink unit, space and plumbing for washing machine and tumble dryer.

Office:

uPVC double glazed window, wood block flooring, radiator, spotlights, telephone point.

Billiard Room:

uPVC double glazed windows, radiator, cast iron multi fuel wood burner standing on a brick hearth within a stone wall, wall light points, stairs rise to a timber single glazed door to outside, space for a full size billiard table with light over.

Store Room:

Radiator, door to:

Wine Cellar:

Fitted shelving in alcoves for wine storage.

Outside**Driveway & Parking:**

Belton lodge is approached from Higher Lincombe Road via a sweeping tarmacadam driveway (the first part of which serves two other properties: Belton Gate and Eden Lodge) leading down to the house with a large parking and turning area in front of the twin garages. The driveway has sensor activated lighting and has well maintained terraced shrub and flower beds to the higher side.

Twin Garages each measuring approximately:

Lighting to each garage, gas meter to the right hand garage.

Sun Terrace And Patio:

An L shaped paved sun terrace with ornate Italian style stone ballustrades runs around the side and front of the house to a larger patio area with contemporary glazed screens and hard wood hand rails. There are magnificent views here across Torbay towards Brixham, Berry Head and beyond to the open sea. A great place for Alfresco dining and sitting out during the summer months.

Garden Room:

Electric, radiator, water tap, washbasin and low level W.C.

Garden:

To the back of the property is a secluded level lawn edged with mature flower and shrub beds with wonderful views of Torbay, Brixham, Berry Head and the open sea beyond. A private and secluded sitting area with an attractive Italian style water feature can be found amongst bushes and trees to the far corner with a colourful pergoda in the oriental style. At the western end of the main garden there are a series of ornamental fish ponds and waterfalls.

Terraced Lawn and Vegetable Garden:

A timber trellis archway opens into a further terraced lawn area with excellent views over Meadfoot and across Torbay to Brixham and Berry Head. A number of small mature fruit trees can also be found here with a reasonably sized and well stocked vegetable garden beyond with an aluminium framed green house. Finally access to steps leading down to Middle Lincombe road.

Tenure

Freehold.

Council Tax

Council tax band H.

Energy Performance Certificate

Energy performance rating D.

Services

Mains electric, water (water meter installed) and drainage. Gas central heating.

Local Authority

Torbay Borough Council Town Hall, Castle Circus, Torquay TQ1 3DR.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

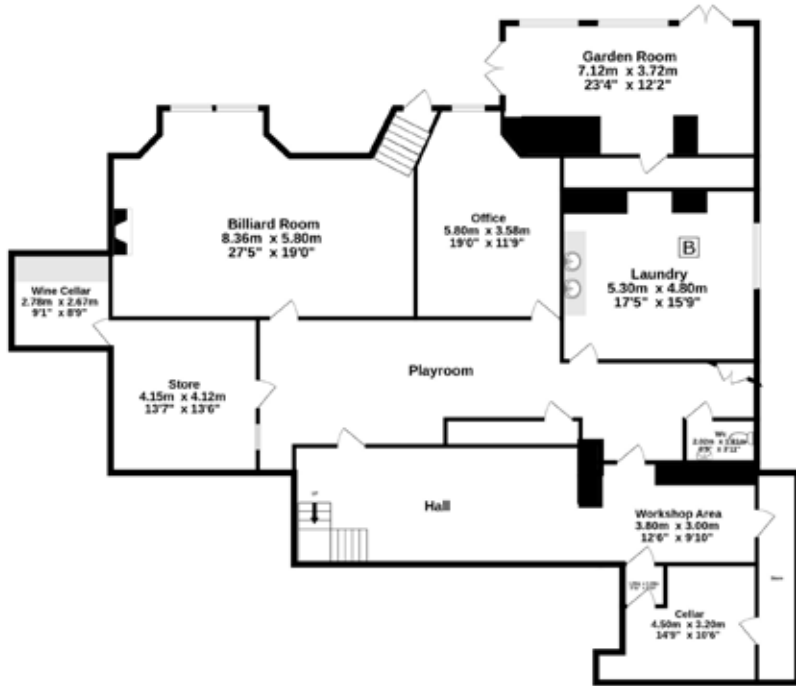
At the roundabout in the centre of Torquay adjacent to the inner harbour where The Strand (A379) joins Victoria Parade and Torwood Street (A379), proceed up Torwood Street (A379) for a short distance and take right at the traffic lights onto Parkhill Road opposite The Terrace. Proceed along Parkhill Road onto Meadfoot Road. At the top of the hill where Meadfoot Road becomes Meadfoot Sea Road turn left onto higher Woodfield Road. Take the second right hand turning along this road onto Middle Lincombe Road and after a short distance along this road turn left onto Ridgeway Road. Take the first turning on your right along this road onto Higher Lincombe Road and Belton Lodge will be found about half a mile along this road on the right handside. There is a sign to the wall on the outside.

What3Words: oils.bits.fever

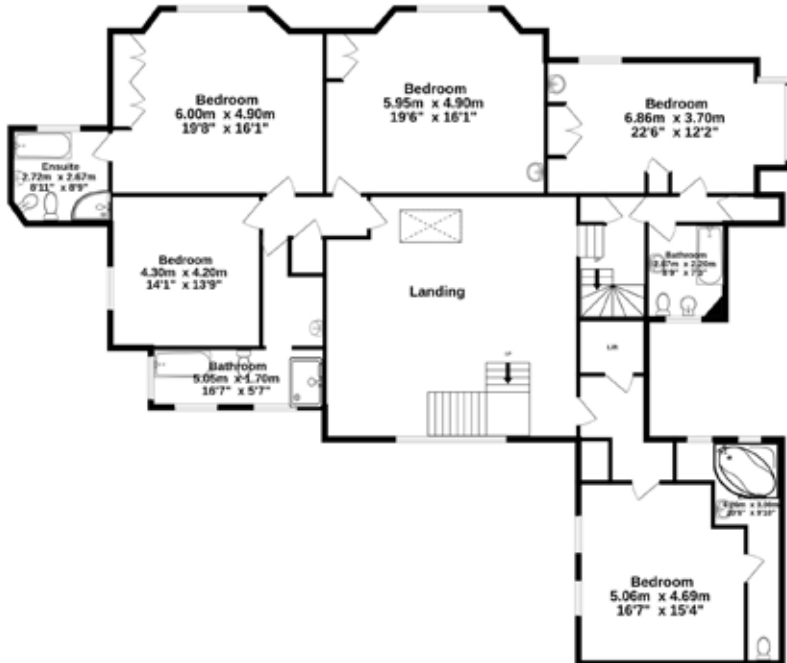




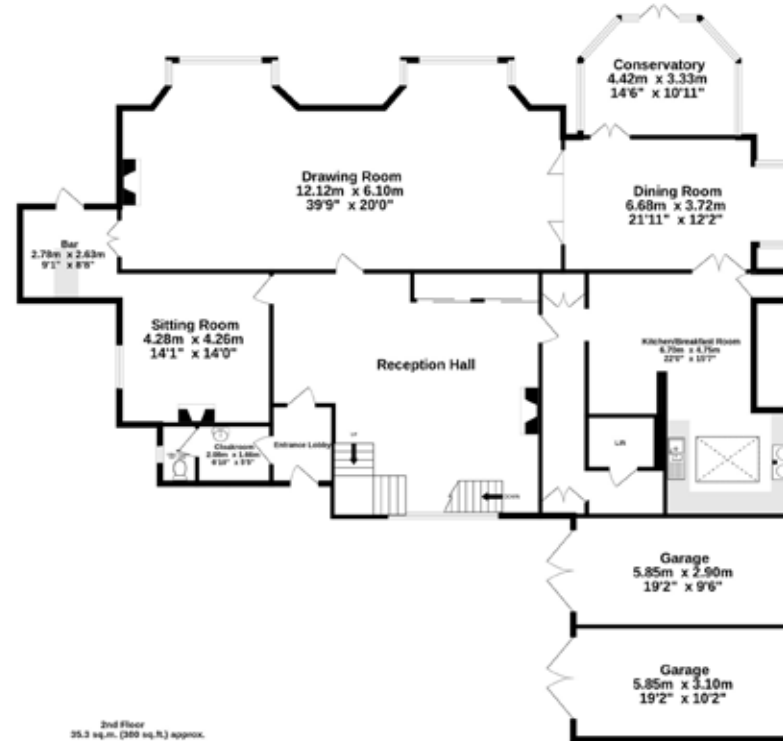
Lower Ground Floor
247.6 sq.m. (2663 sq.ft.) approx.



1st Floor
231.7 sq.m. (2495 sq.ft.) approx.



Ground Floor
284.9 sq.m. (3087 sq.ft.) approx.



2nd Floor
35.3 sq.m. (380 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 779.2 sq.m. (8388 sq.ft.) 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.



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk



www.rendells.co.uk

