



**JOHN COUCH**
THE ESTATE AGENT

Olde Court
Middle Lincombe Road Torquay Devon

£2,200,000 Freehold



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Middle Lincombe Road Torquay Devon TQ1 2EX

£2,200,000



Privately set in a sought-after Conservation area and comprising the principal section of a fine Victorian villa, the property has been sympathetically updated to provide an impressive home of immense quality and style, located to take advantage of the generous bay views, with south-facing gardens, a double garage and driveway parking

FOR SALE FREEHOLD

Built c1870, this classic Victoria seaside villa has been lovingly restored to provide an extremely comfortable four bedroom home with generous and flexible living spaces, sensitively updated to incorporate many original features including window shutters and decorative corning, the property has beautiful south-facing landscaped gardens and stunning views into Tor Bay, double garage and parking.

LOCATION

Olde Court is located in the sought-after Lincombes Conservation area where it can be found in a secluded setting amidst other period homes. Within easy reach is the limestone plateau of Daddyhole Plain where the South West Coastal Path leads to Meadfoot Beach in one direction and Torquay harbour and marina in the other. Nearby are the village style amenities of Wellswood with its Church, French patisserie, pub, cafes, pharmacy, post office and shops.

HOUSE

From Middle Lincombe Road, the limestone boundary wall conceals inset electric gates which open to the driveway that flows to the front of the house where the original projecting porch provides a grand arrival point.

The front door opens to a tiled vestibule where period features are immediately apparent including an historic memorial plaque dedicated to the son of the original owner. A further door opens to the main entrance hall, which is a most welcoming space detailed with intricate corning which continues throughout the house. To the left side is a well-proportioned study overlooking the front of the house and to the right side is the expansive sitting room where you are drawn to the full-length windows and French doors that perfectly frame the views across the terrace and gardens directly into Tor Bay.

Adjoining the sitting room is a spacious dining room which enjoys the same spectacular southerly views through the large windows. The original pocket doors are still intact which allows this room to be closed off from the sitting room for a more intimate feel or opened up to create a superb entertaining space.

The spacious kitchen/breakfast room has an inviting casual dining area within the bay where the full length windows give superb views of the east garden and provide an abundance of natural light. The room has been thoughtfully designed and is well fitted with a good range of wall and base units set beneath an area of lowered ceiling which allows for inset lights to provide excellent illumination after dark. The units are high-gloss white with very subtly contrasting countertops and there is a full range of AEG appliances, a large shelved pantry and a further built-in cupboard providing additional storage.

VIEWING BY APPOINTMENT ONLY

Adjacent to this room is a superb garden room with windows to three sides allowing maximum light making it the perfect place to enjoy the garden whilst sheltering from inclement weather. A door leads directly outside and a double cupboard provides space for laundry appliances. Returning to the hallway there is a cloakroom/WC and access to the basement which provides superb storage and has the potential to be used as a home gym.

The elegant original staircase gently rises to the first floor where at the head of the landing a door opens to the principal suite with a superb dual-aspect bedroom that enjoys extensive views around the bay to the lighthouse at Berry Head. This room has a range of fitted wardrobes, a separate fitted dressing room and an en-suite bathroom with roll-top bath, separate double-shower and a Victorian wash-stand style sink.

Bedroom two is accessed through a small lobby that has fitted cupboards. This spacious bedroom enjoys a double aspect with views to the east garden and southwards to the coast and is spacious enough to comfortably accommodate a large bed and comfortable sofas. Bedroom three has a range of fitted wardrobes and enjoys southerly views across the grounds and surrounding area into Tor Bay. Bedroom four has a westerly aspect and has a claw foot, roll-top bath and original fireplace with cast iron inset (not in use). Completing the accommodation is a family bathroom with WC, bath and separate shower.

GROUNDNS

The expansive gardens afford the house a good degree of privacy and a calming sense of tranquillity. Adjacent to the south flank of the house is a wide garden terrace perfect for lazing the day away whilst enjoying the available sunshine and the stunning southerly bay views. To the east of the house is a more intimate garden where a terrace runs outside the garden room and kitchen providing a sheltered spot to capture the morning sun.

Close to the house is a restored Victorian rockery where a waterfall feature flows into the raised pond and from the garden terrace steps lead down to a gently sloping lawn. To the southern boundary is a sun trap terrace where a superb summer house has been carefully positioned for the enjoyment of the late afternoon and setting sun.

The garden features many specimen plants that are usually found in warmer climes with the plantings providing interest and colour throughout the year.

Following the driveway past the entrance to the house is a turning area and access to the double garage with parking for additional cars to the front. There is also a useful garden shed.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth with the international airport at Exeter providing a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND H (Payable 2024/2025 £4465.70).

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Ofcom Data). **BROADBAND** Standard and Superfast available - Openreach (Ofcom Data).











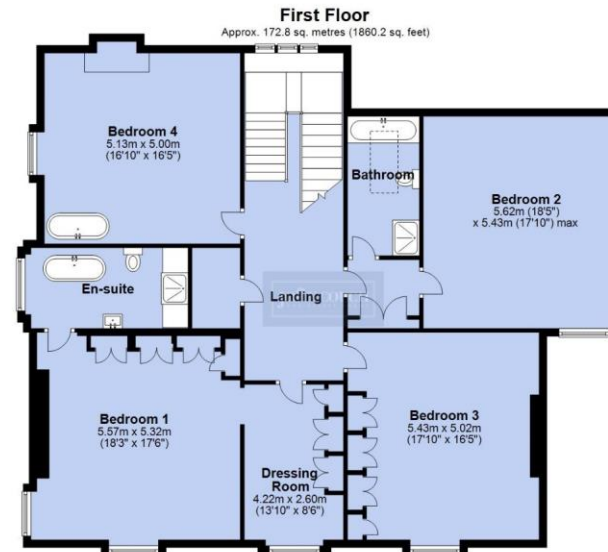
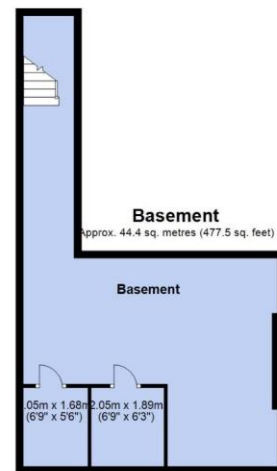
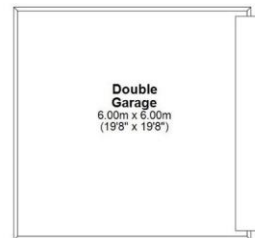
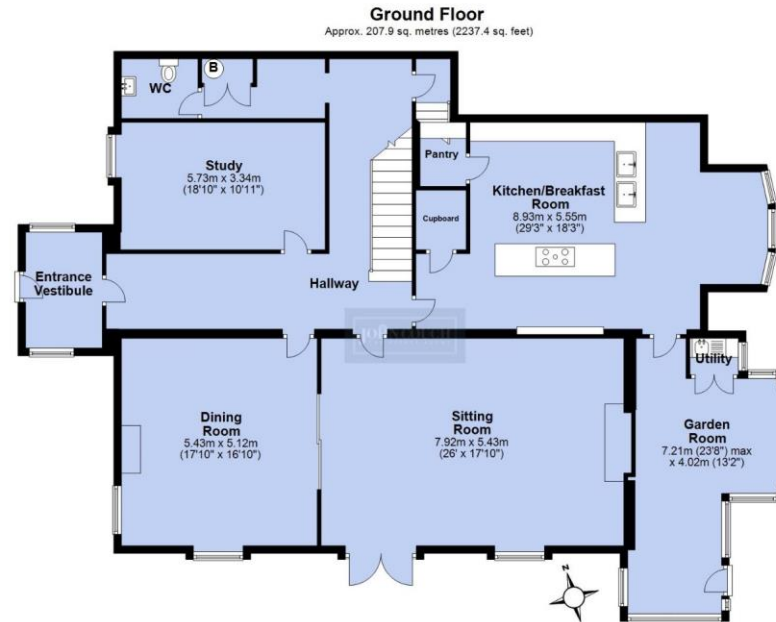












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 425.0 sq. metres (4575.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would 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 effect your decision to buy, please contact us before viewing the property.