



**JOHN COUCH**  
THE ESTATE AGENT

Mintons Higher Woodfield Road  
Torquay  
Devon



# Mintons Higher Woodfield Road Torquay Devon TQ1 2LD



Quietly set in an exclusive Conservation area this unique Grade II listed late Georgian/Victorian era Villa offers superior accommodation with extensive living spaces, five en-suite bedrooms, exceptional conservatory/orangery, two independent apartments, garaging, workshop, gym, cellars and swimming pool set amidst beautiful gardens in a private and secure location

## FOR SALE FREEHOLD

Built c1835 this beautiful residence was renamed in honour of the famous owner who took up residence in 1856. Today this Grade II listed home proudly showcases some of the finest examples of the distinctive encaustic tiles which made Herbert Minton one of the outstanding entrepreneurs of the 19<sup>th</sup> century.

These beautiful tiles still grace not only this home but many period buildings around the world, most famously at the Palace of Westminster in London and the US Capital building in Washington DC.

In recent years the current owners have carried out careful and extensive renovations and upgrades including re-wiring, replastering and painting, ensuring that the house meets the high expectations of today's discerning buyers.

Mintons now provides contemporary living within a beautiful period property revealing itself over two levels to provide over 8,000 sq ft of space.

Bold vision and a joyful use of colour make this a unique and inviting home where contemporary styling beautifully compliments the preserved period features and the extensive living spaces are ideal for entertaining family and friends.

There are five en-suite bedrooms within the main house with two independent apartments perfect for dependent relatives, live-in staff or for letting.

The house retains many period features which have been carefully restored including stunning Minton tiles, working shutters, ornate plasterwork, bay windows and a wonderful, tented canopy over the terrace.

The landscaped gardens provide the perfect backdrop to the house where pathways wind around the garden leading to terraces positioned to capture the sun and a large swimming pool that has a removable enclosure making it usable throughout the year.

## LOCATION

Mintons is located in the Lincombes Conservation area in a secluded setting amidst other period homes. Within easy reach is the beach at Meadfoot which is nestled below an array of spectacular cliffs and provides a peaceful spot for relaxation with a public footpath rising to the limestone plateau at Daddyhole Plain.

Sought after for its village style community, creating a sense of well-being and belonging, nearby Wellswood has a range of amenities for shopping and dining, with a junior school (subject to catchment ruling and Parish Church). The house is within easy reach of the harbour, marina, south-west coastal path and all that Torquay has to offer.

**VIEWING BY APPOINTMENT ONLY**

## PROPERTY

- Drawing Room with antique oak floor
- Music Room with illuminated arches
- Dining Room overlooking the garden
- Study/Home Office
- Conservatory and Orangery
- High quality kitchen with large roof lanterns with motorised blinds
- Fitted Utility Room
- Two Cloakrooms
  
- Five bedrooms all with en-suite bathrooms
- Principal bedroom with bespoke wardrobes and oak flooring
  
- Two independent apartments
- Dry cellar for storage including a wine cave
- Gym
  
- Driveway with automated gates and entrance lighting
- Two garages and a separate workshop
- EV charging point and spacious driveway parking
  
- Private landscaped grounds well stocked to provide year round interest and colour
- LED ambient garden lighting
- Heated Swimming Pool ( 35' x 17') with removable enclosure
- Gazebo
- Sun terraces

## RESORT

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era.

The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, restaurants and marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Torquay has two theatres and a cinema providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual seafood festival.

The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls, and cricket are all close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

## 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. The airport at Exeter provides 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. Separate water meter for pool and garden.

**CURRENT PROPERTY TAX BAND** (Main House) G (Payable Torbay Council 2024/2025 £3721.41)  
Butlers Flat (A) The Coach House (B)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) (Estimated Ofcom Data) Superfast (Cable)





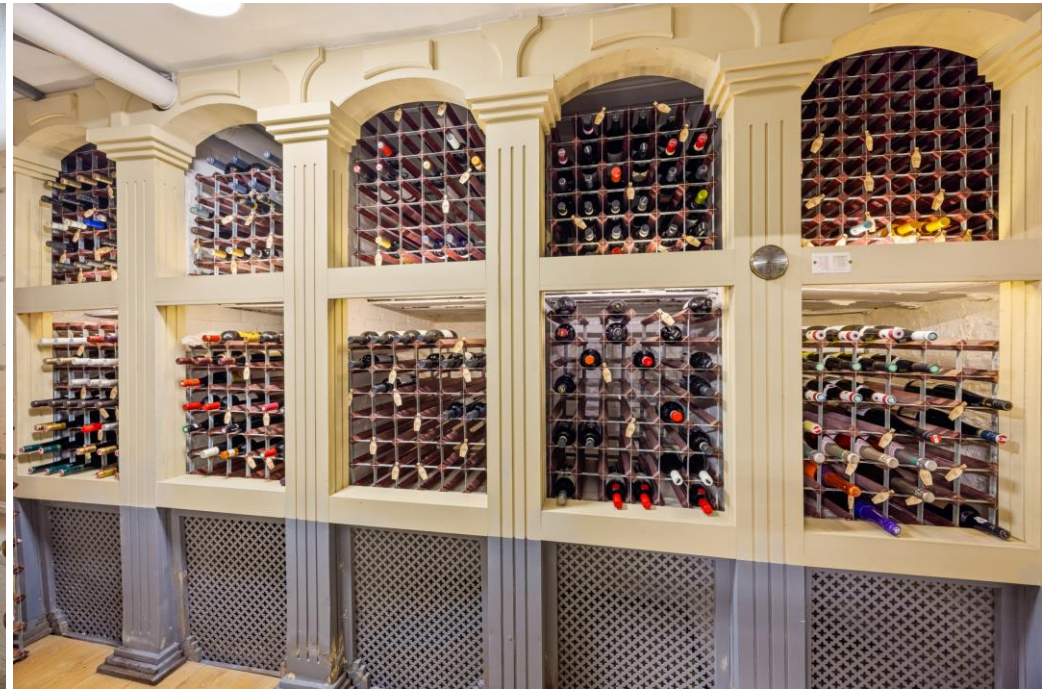








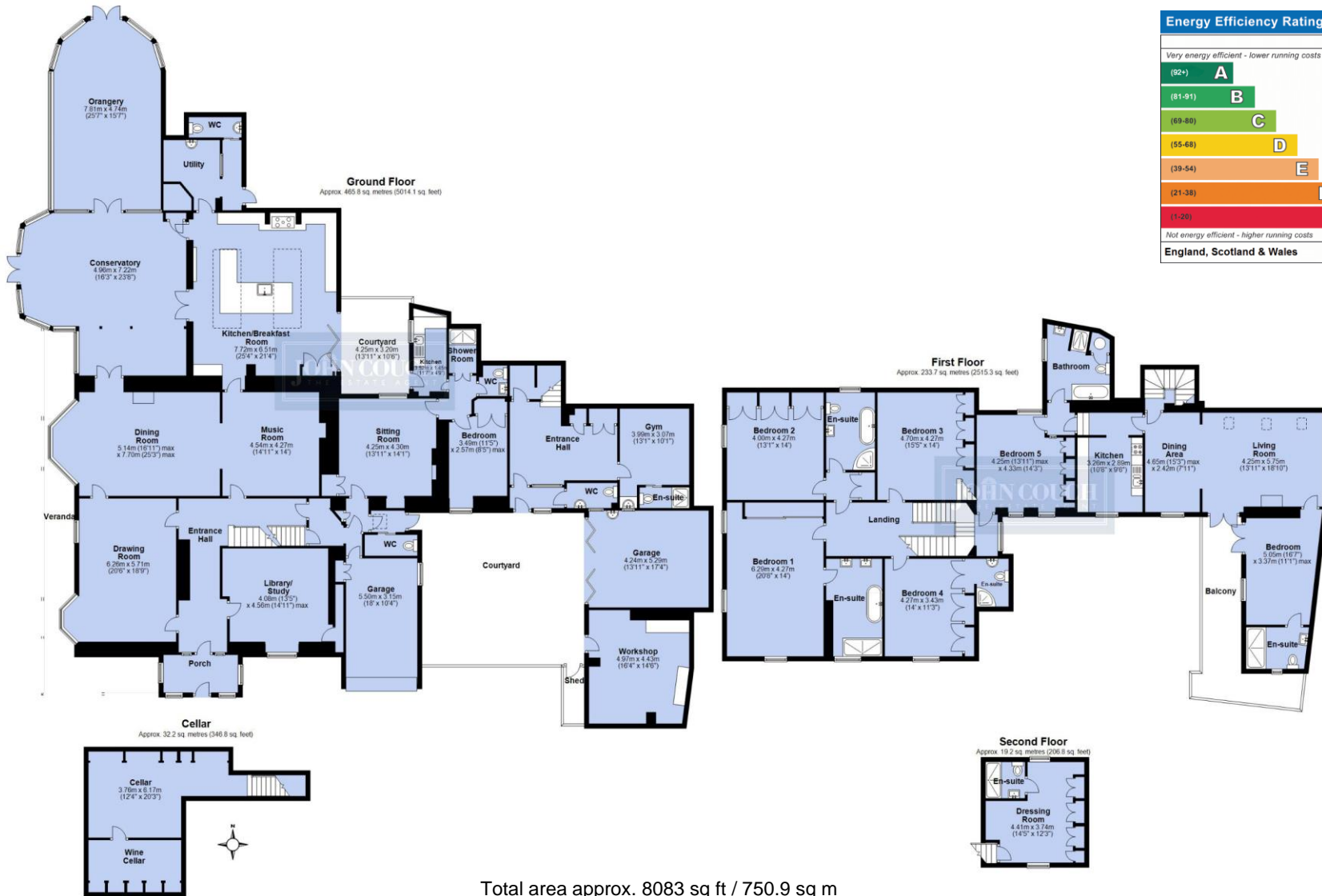












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>68</b>
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk

[www.johncouch.co.uk](http://www.johncouch.co.uk)

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.