



**JOHN COUCH**
THE ESTATE AGENT

Watcombe Cottage Teignmouth Road
Torquay Devon
£825,000 Freehold



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£825,000 Freehold



A Grade II listed former Chapel set in delightful country gardens providing privacy and seclusion, offering an enchanting cottage home with spacious and versatile accommodation and ample parking

- Grade II Listed Chapel conversion ■ Period features
- Three reception rooms ■ Two kitchens ■ Cloakroom/WC
- Six bedrooms ■ Two bathrooms
- Country gardens ■ Driveway and parking

FOR SALE FREEHOLD

Watcombe Cottage was designed and built c1852 by Isambard Kingdom Brunel as a schoolroom and chapel for the workers who were constructing his home at nearby Brunel Manor. The chapel is believed to have been converted into a cottage sometime after his death and over the years this charming home has undergone much upgrading with the addition of a further extension to create annex accommodation. The cottage is tucked away in a sylvan setting surrounded by country style gardens and with good off-road parking.

The property is approached across a long driveway leading to the parking space. As you approach the front gate the gardens will immediately take your eye, they create a setting for the character and undoubted charm of this unique home, which is surprisingly quiet and offers peace and seclusion.

The layout of the accommodation is versatile with the ground floor having additional accommodation ideal for extended family living. The property is deceptively spacious allowing for the creation of space to suit individual requirements.

INTERIOR

A traditional porch opens to a vestibule providing useful space for outdoor wear with a further door opening to an inner hallway where the living room can be found to the right side. This spacious room retains some lovely period features including a Minster fireplace and arched window.

Across the hallway is a further reception room that has a wonderful central fireplace with a wood burning stove, this room would work well as a dining room opening directly into the kitchen which is fitted with a good range of wall and base units with space for a large table for casual dining. These rooms combined are versatile and flexible offering the opportunity for many different uses.

From the kitchen a door opens to a passageway where there is a cloakroom/WC, bathroom and a bedroom with a lovely bay window. A further passageway has doors opening to the either side and leads a modern fitted kitchen, living room with bay window opening to the garden and a bedroom that has windows to two sides overlooking the gardens.

Returning to the entrance hallway the staircase rises to the first floor where the rooms have vaulted ceilings, the principal bedroom is of excellent proportions and windows to two sides that provide good natural light and frame lovely views over the gardens. Two of the remaining bedrooms have connecting doors and to the end of the landing is a further bedroom and family bathroom with roll-top bath. A concealed door leads to a staircase giving access to the garden at the rear.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

The property is approached over a driveway from Teignmouth Road, the initial part of which is shared with a neighbouring property. Original gate piers mark the entrance with the driveway leading to the house continuing to a large area provided for parking and turning.

The gardens flow primarily to the south of the house and there are a profusion of flower beds, lawned and woodland areas providing quiet space for relaxation and spaces for family and al-fresco activities. To the bottom of the garden is a large garden shed which is perfect for storing gardening equipment and other paraphernalia.

To the rear and side of the property is an area of woodland, which could (subject to required permissions) could offer potential for a building plot, this would have to be investigated with the relevant authorities for confirmation.

LOCATION

Set within a sought-after Conservation area, Watcombe Cottage is ideally located on the quiet northern fringe of Torquay just off the coastal road leading to Maidencombe and Teignmouth. Close by to the east side of the road a pathway passes through mature woodland and opens out to reveal a small cove with spectacular scenery.

The South West Coastal Path dissects the beach path offering excellent opportunities to explore this unique seaside walking trail. Nearby villages have excellent pubs including Maidencombe where there is traditional thatched pub close to the beach.

Torquay harbourside is approximately 3.5 miles away and there are excellent local amenities at nearby St Marychurch which is also home to Torquay Golf Club. Further facilities can be found in Babbacombe including a theatre, restaurants, cliff top promenade and funicular railway to the beach.

Watcombe is also well placed for quick access to the nearby waterside village of Shaldon, the out of town shopping centres and Torbay Hospital. There are good local bus services in the immediate vicinity with the railway stations of Torquay, Teignmouth and Newton Abbot within easy reach.

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, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay, Teignmouth and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international 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 to the main property.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2025/26 £3379.77)

MOBILE PHONE COVERAGE EE, Three and 02 (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)











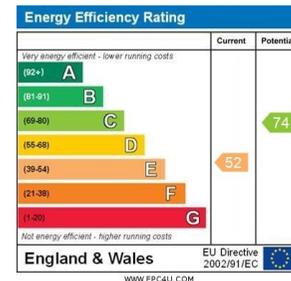
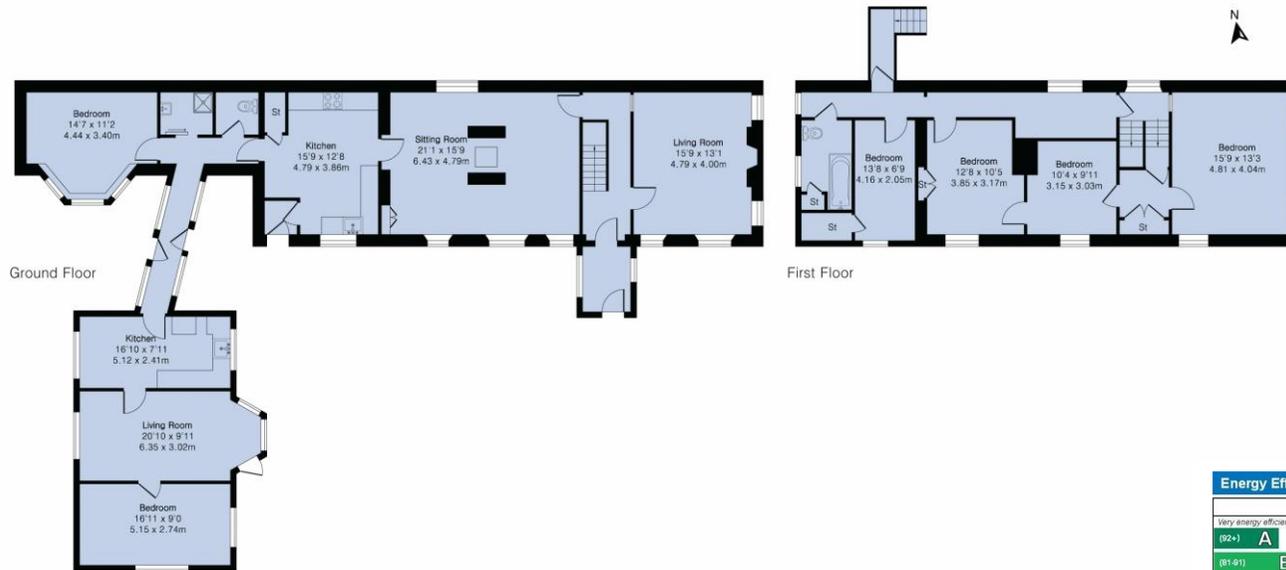




Approximate Gross Internal Area 2529 sq ft - 235 sq m

Ground Floor Area 1669 sq ft – 155 sq m

First Floor Area 860 sq ft – 80 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 affect your decision to buy, please contact us before viewing the property.