



## Edginswell Lane | Torquay | TQ2 7JF

Taylor's are delighted to offer for sale this exquisite period residence located in one of Torquay's premier areas. Edginswell Hall was constructed during the mid-1800s standing in substantial grounds this wing, which formed part of the original building, is a grade II listed country home. Offering spacious accommodation comprising 4 double bedrooms, 2 receptions and 3 bathrooms all blending a mix of some original period features and contemporary design. The large plot offers parking for multiple vehicles and large gardens with country views. Only a viewing will show off the delights of this exceptional period property.

## Asking Price Of £650,000

- CHARMING PERIOD RESIDENCE
- 4 BED, 2 RECEPTIONS
- COUNTRY VIEWS
- PERIOD FEATURES
- MULTI VEHICLE PARKING
- LARGE PLOT



### Portico Entrance

Original panelled entrance door leading to;

### Reception Hall - 6.7 m x 4.0 m at widest

A graceful reception area having an ornate decorative fireplace with period style radiators and sash window. From here the elegant galleried staircase leads to the first floor landing.

### Lounge Diner - 11.1 m x 6.0 m at widest

A glorious room being exceptionally bright and having two large bays with centred French doors, each overlooking and leading to the large garden and also enjoying the country views beyond. There is an ornate decorative fireplace to the lounge area with slate hearth, period style radiators and coving to the ceiling. The dining area will easily accommodate a 12 seater table and built into the wall is a large double door safe which creates a delightful feature being used as a stylish drinks cabinet!

### Kitchen/Breakfast Room - 5.1 m x 4.1 m at widest

Fitted with a luxury range of white high gloss wall and base units topped with granite work surfaces. There is a polished tiled floor complimenting the work surfaces and there are black Metro tiles along the countertop wall areas. Deep recess and plumbing for an American style fridge freezer. Integrated appliances including five burner gas hob, electric oven with microwave and dishwasher. Period style radiator and two sash windows overlooking the courtyard garden. Door to outside.

### Utility/WC

A useful utility room having a WC and wash hand basin with fully tiled walls and floor. Chrome heated towel rail. Plumbing for washing machine. Cupboard housing Glowworm gas boiler. Sash window.

### Study - 4.4 m x 3.8 m at widest

A versatile room which could be also used as an additional bedroom, dining room, games room, gymnasium etc. It has a wide double glazed bay window overlooking the gardens and country views beyond also containing a period style radiator and oak effect flooring.

### Galleried First Floor Landing

A large landing area with period arched sash window overlooking the frontage. Period style radiators and coving to ceiling.

### Master Bedroom - 5.6 m x 5.0 m at widest

This glorious double bedroom has an unusual barrel vaulted ceiling which is complimented by an ornate decorative fireplace. There is a large double glazed window which has amazing country views and overlooks the rear garden.

### Ensuite

A spacious ensuite having a walk-in shower area with glass splash screen and mains fed shower. There is a twin sink vanity unit with mirror and lighting above. There is a good sized sauna which would accommodate 3–4 people. Tiled walls and flooring. Period radiator. Window.

### Bedroom Two - 5.4 m x 5.0 m at widest

Another substantial double bedroom with barrel vaulted ceiling and double glazed window enjoying a similar outlook to the main bedroom. Period style radiator.

### Ensuite

Fitted with a shower cubicle having a glazed screen, drench head and body spray fittings. Vanity unit within set wash hand basin and matching close couple WC. Fully tiled walls and floor plus chrome heated towel rail.

### Bedroom Three - 3.2 m x 3.2 m at widest

Again, a double bedroom having two windows overlooking the gardens. Period style radiator.

### Bedroom Four - 3.9 m x 2.8 m at widest

A double bedroom with sash window and period style radiator. Access to loft.

### Family Bathroom - 4.5 m x 2.6 m at widest

A well appointed room fitted with a luxury suite comprising a freestanding double ended bath with central mixer tap, vanity unit with inset twin sinks with mirror and lighting over, close coupled WC plus there is a walk-in walkout shower area with glass splash screen, oversized drench showerhead with body spray. Fully tiled walls and floor with mosaic border tiling. Period style radiator plus chrome ladder style towel rail and two sash windows.



### Outside

Edginswell Hall is approached via a substantial brick paved driveway allowing parking for multiple cars, boats, motorhomes etc. There is more than enough room to construct a double or triple garage subject to any consents and still leaving plenty of driveway for additional vehicles. There is access from the driveway to the rear garden and also to the rear courtyard gardens and cellar area.

### Courtyard Garden

Courtyard area with slate paving enclosed by fence panelling with three steps down to the driveway.

### Garden Room

A well constructed and insulated garden room with double glazed windows perfect as a studio or summer house.

Steps lead from the courtyard garden down to;

### Cellar Rooms

Room one 6.5 m x 4.0 m at widest (limited headroom)

Ample space for storage or this could be used as a workshop area. Opening to.;

Room 24.0 m x 3.5 m at widest (limited headroom)

Space for storage if required/workshop.





## Address

Edginswell Lane, Torquay, TQ2 7JF

## Tenure

Freehold

## Council Tax Band

E

## EPC RATING

E

## Contact Details

117 Union Street  
Torquay  
TQ1 3DW

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

enquiries@taylorsestates.co.uk  
01803 201904

Please scan  
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