



## Bowden House Teignmouth Road

Maidencombe, Torquay, TQ1 4TJ

**Offers in excess of £1,950,000**



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**STUNNING (and manageable) LIFESTYLE BUSINESS WITH SPACIOUS OWNER ACCOMMODATION** - Discover the allure of Bowden House, an exceptional coastal property offering a rare blend of home comfort and lucrative income potential. Situated in the picturesque hamlet of Maidencombe, South Devon, this stunningly positioned expansive estate boasts superb sea views.

This captivating period residence epitomises the essence of a family home combined with the allure of a lucrative income-generating venture. With its elegant facade and timeless charm, it offers a unique opportunity to embrace a lifestyle that seamlessly combines home comfort with entrepreneurial flair. Currently configured as two spacious apartments, the main house offers the opportunity for transformation into a grand 5-bedroom dwelling, while also presenting a portfolio of seven to eight apartments, each a testament to the property's potential for established income streams along South Devon's cherished coastline.

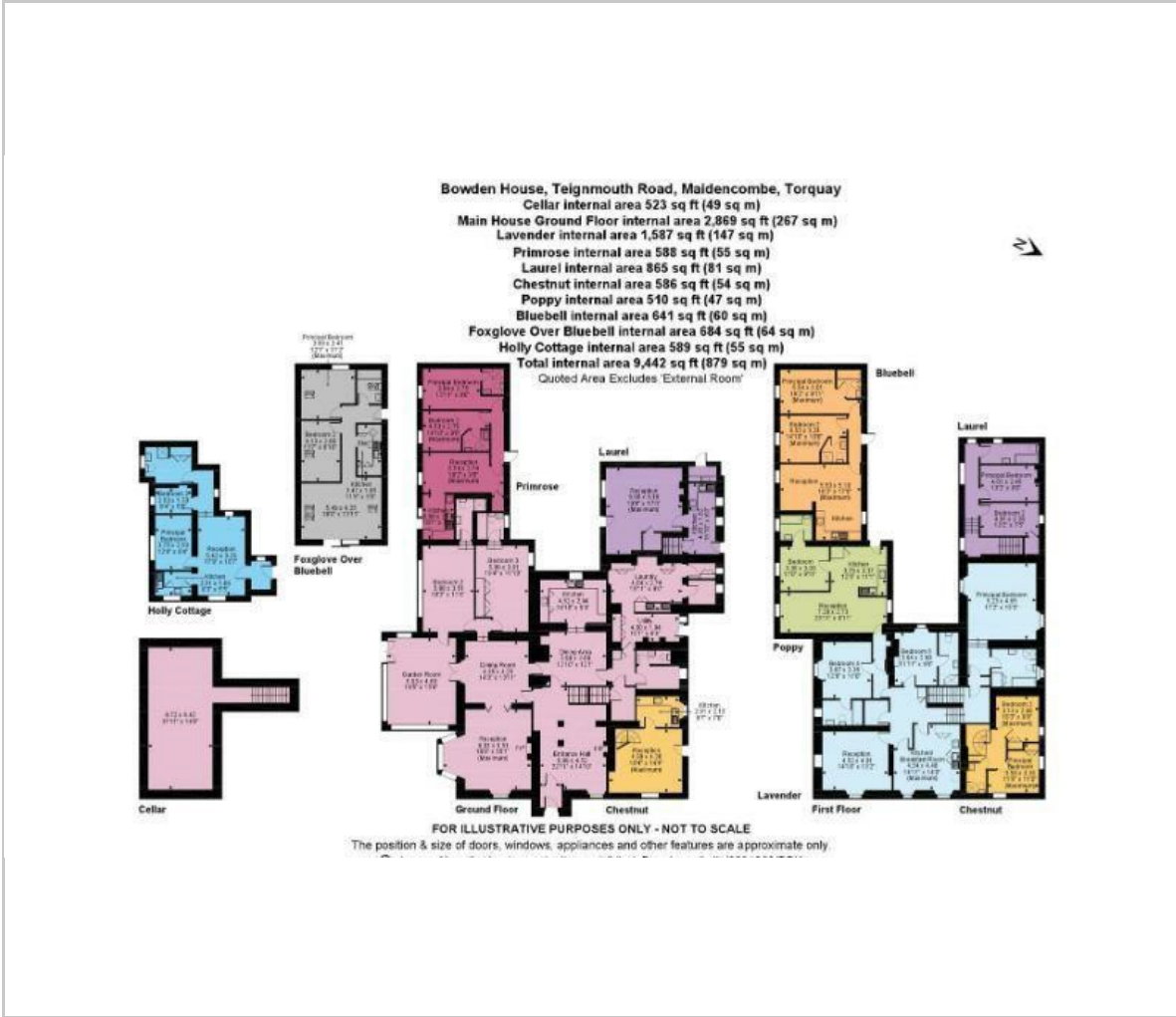
Nestled within the tranquil embrace of the garden lies 'Holly Cottage,' a picturesque 2-bedroom retreat boasting uninterrupted vistas of the sea. While currently serving as a recording studio, its previous popularity as a holiday let underscores its potential for redevelopment, subject to necessary consents. Steeped in late Victorian charm, the main house exudes an aura of timeless elegance, with characteristic features such as fireplaces, wood panelling, and bay windows evoking a sense of nostalgia. Its rich history, including a notable stint as a hotel in the 1960s, adds to its allure, highlighting its adaptability across generations and purposes.

Situated on the outskirts of Maidencombe, a tranquil coastal hamlet between Torbay's Riviera Resorts and the Georgian town of Teignmouth, Bowden House enjoys a privileged location. Surrounded by open countryside and scenic footpaths, including the renowned South West Coast Path, it offers unparalleled opportunities for leisurely strolls and outdoor adventure





## Floor Plan

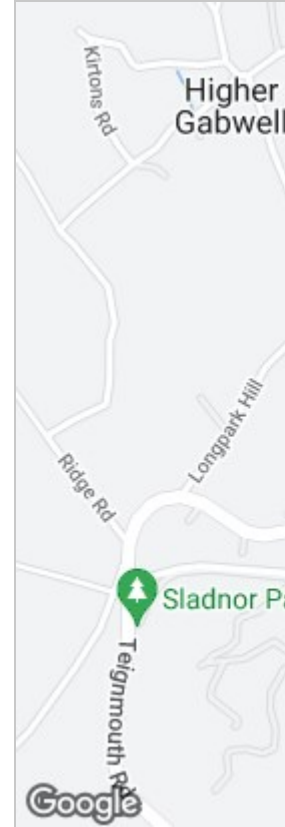


## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Gr

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