



Beaulieu House







Beaulieu House 26 College Road

Wolborough Hill, Newton Abbot, Devon, TQ12 1EQ

An impressive 19th-century villa occupying an elevated position, offering delightful views from both its extensive accommodation and beautifully maintained gardens.

- Stunning Victorian home
- Multi-generational living
- Versatile reception space
- Landscaped gardens
- Freehold
- 3600sqft of accommodation
- Far reaching views
- Up to 8 bedrooms
- Off road parking & double garage
- Council tax band: G

Guide Price £1,147,500

Stags Totnes

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SITUATION

The property is situated in Wolborough Hill, one of Newton Abbot's most sought-after residential areas. The popular residential area offers far-reaching views across the surrounding countryside while retaining an accessible location. The parks at Decoy and Bradley Valley are a short walk away, with their wooded footpaths, tennis courts and football pitches, lake and windsurfing / kayaking opportunities.

The town centre is only a short walk away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. The grammar schools in Torquay and the Exeter secondary schools are also within easy reach. Nearby is the A380 which provides access to Torbay, Exeter and the M5 beyond, whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

HISTORICAL NOTE

College Road, in particular, features a range of Victorian-era buildings that reflect the broader pattern of housing development in Newton Abbot during the railway expansion. Several notable Victorian properties line the street, likely built to accommodate the influx of railway workers and associated professionals, contributing to the town's rapid growth in the late 19th century. Numbers 26 and its neighbour were constructed together and, as a result, share similar architecture and internal layouts—demonstrating the era's appreciation for symmetry and aesthetically pleasing design.

DESCRIPTION

26 College Road is a beautiful example of an impressive and imposing residence, occupying a delightful elevated position in the sought after residential area of Wolborough Hill. The property extends to over 3,600sqft, situated across four storeys, offering versatile accommodation that can be adapted to suit a variety of lifestyles.

The well appointed reception space is well complimented by up to 8 bedrooms, depending on how the property is to be used, which can be split between a main residence and optional annexe that can be easily incorporated into the main dwelling. Complementing the accommodation are the well-maintained gardens; the south facing formal garden to the front benefits from superb views combined with a pleasant lawn that is bordered by a range of vibrant herbaceous plants, while to the rear of the property a terraced garden offers a wonderful, quiet, retreat.

ACCOMMODATION

The main accommodation on the ground floor is both spacious and elegant, centred around a welcoming entrance hall that sets the tone for the rest of the home. To the front of the property, the generously proportioned sitting room features a broad bay window, flooding the space with natural light and providing a perfect area for relaxation or entertaining.

At the rear, the formal dining room offers an ideal setting for family meals or more elaborate dinner parties, with a convenient link to the well-appointed kitchen. The kitchen itself is fitted with a range of units and provides ample space for informal dining, supporting modern family living with practicality and style.





The self-contained annexe provides valuable flexibility, ideal for multi-generational living, guest accommodation or potential rental income. It comprises its own private entrance and hallway, leading to a comfortable sitting room and a well-equipped kitchen with access to a garden WC. A double bedroom and en-suite shower room complete this section, offering independence and comfort without compromising on space or quality.

The main house boasts seven bedrooms arranged over the first and second floors. On the first floor, the principal bedroom enjoys a delightful bay window and its own en-suite shower room, while three further double bedrooms and a fifth single bedroom are served by a generous family bathroom. The second floor includes two additional bedrooms, ideal for older children, guests, or as work-from-home spaces, and they benefit from easy access to a further WC on the landing. These upper floors provide ample space for a growing family or flexible lifestyle needs.

At basement level, the property reveals a further dimension to its accommodation with a large playroom—perfect for use as a games room, home cinema or gym—alongside a substantial store room and a separate wine cellar. This level offers both functional and recreational space, rarely found in properties of this type, and adds further appeal to this already substantial and versatile home.

OUTSIDE

The property is complemented by beautifully maintained gardens that enhance its charm and setting. To the front, the south-facing formal garden enjoys superb elevated views, with a central lawn bordered by a colourful array of herbaceous plants and mature shrubs that provide seasonal interest throughout the year. This sun-filled space is ideal for outdoor entertaining or simply relaxing and enjoying the outlook. To the rear, a thoughtfully designed terraced garden offers a more secluded and tranquil atmosphere, with sheltered seating areas and attractive planting, creating a peaceful retreat away from the bustle of daily life.

Further to its superb gardens, the property benefits from extensive off-road parking for multiple vehicles, while a double garage that can be utilised for further parking, or dry storage, is situated to the top of the driveway. In addition, to the rear of the property there is access to a gardener's WC and additional storage.

SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating. Ofcom advises that ultrafast broadband and mobile coverage is likely via the major providers.

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

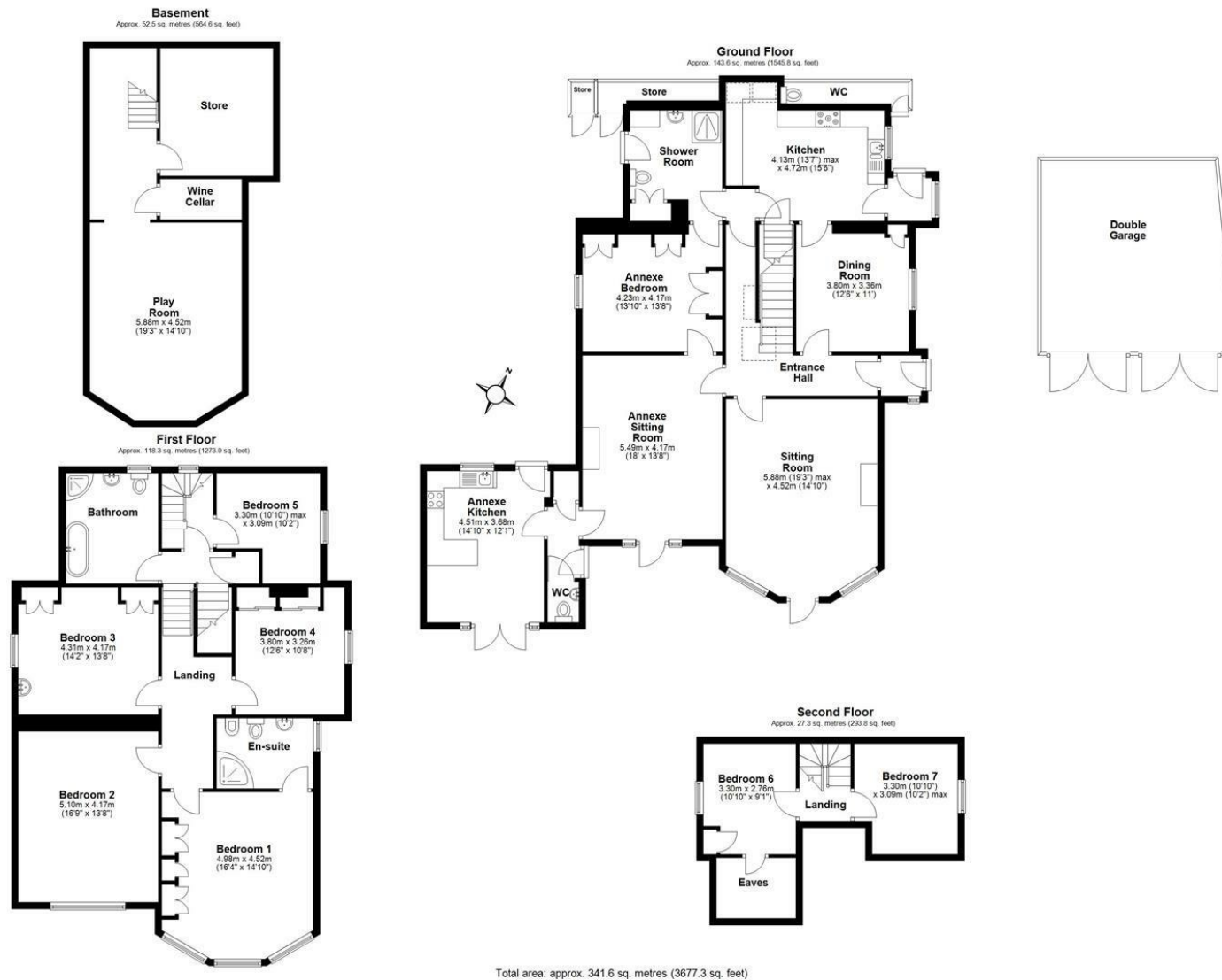
DIRECTIONS


From Newton Abbot Train Station, proceed on the B3195 for ¼ of a mile and turn right signposted to Totnes and join the A381. Proceed for ¼ of a mile and take the second left onto Church Road, follow the road to the left and take the second right onto Courtenay Road, continue up the hill and straight over the crossroads. Continue for another 200 yards where the property can be found on the right hand side, opposite Penhurst Road.

What3Words: [///feels.lush.share](https://www.what3words.com/feels.lush.share)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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