



Bowden House





LOVE

LAUGH

There's always TIME FOR a glass of Wine

SHALILLY

Bon Appetit
Cuisine
Appetit
Cuisine
Appetit
Cuisine





Bowden House Teignmouth Road

Maidencombe, Torquay, TQ1 4TJ

A beautifully situated period house and successful holiday letting business with stunning sea views from its elevated position, together with gardens and grounds with further potential combined with excellent access.

- 7/8 Successful holiday letting apartments
- Spacious flexible main home/owners accommodation
- Set in 1.17 acres with mature gardens
- Beautiful sea views over coastline
- ½ mile Maidencombe beach
- Ideal home and lifestyle business
- Further potential to develop (STPP)
- Freehold

Guide Price £2,000,000

Stags Holiday Complexes

21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 680058 | holidaycomplexes@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS
020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

Introduction

This beautiful period house provides a wonderful opportunity for a home and income lifestyle business, while also allowing the flexibility for multigenerational living. The main house is currently split into 2 large apartments, but could also be one large 5-bedroom house. The 7/8 apartments provide excellent established income opportunities superbly positioned on this favoured coastline of South Devon. Further potential for the business lies in weddings and events or group/whole site bookings.

Within the garden is a detached building known as 'Holly Cottage', a 2-bedroom cottage, (currently a recording studio) with uninterrupted sea views, and was very popular as holiday let, this would be perfect for redevelopment subject to the necessary consents.

We understand the main house is late Victorian with later additions and has character features indicative of this period, including fireplaces, wood panelling and bay windows. The property was extended to provide holiday units and has had several incarnations in its history, including for a period in the 1960's, as a hotel.

Situation

Bowden House is located on the edge of Maidencombe, a beautiful coastal hamlet between the bustling Riviera Resorts of Torbay and the attractive Georgian town of Teignmouth. Open countryside abounds between the two with many foot paths including the south west coast path, quiet tracks and country lanes providing excellent walking and cycling routes.

Bowden House has an elevated position affording it coastal views and is a short walk to the secluded family beach, café and pub in Maidencombe.

Torquay is well known as a family resort with miles of sandy beaches, has state and private schooling, and a deep-water marina. Newton Abbot is c. 4 miles away and has a good range of shopping, educational and other facilities as well as a mainline train station to London Paddington (2hours 30 mins). Exeter Airport is circa 30 mins away, and the M5 easily accessed. The location is undeniably the key asset of this property and business.

Bowden House owners accommodation

The front door leads into a welcoming entrance hall with fireplace and working log burner. Beyond this are 3 further reception rooms, one with large bay window and fireplace, with working log burner, and a garden room/ sun lounge with large windows overlooking the gardens with the sea beyond. There are two large ensuite bedrooms. The kitchen/dining room is fitted with attractive cream wood units and an island unit. Adjoining the kitchen is a cloakroom with WC, boot room, utility and laundry room.

From the entrance hall a staircase rises to the first floor and the self-contained split level very spacious apartment 'Lavender' which could be combined with the ground floor or kept as it is for letting, subject to any necessary consents.

The Holiday Apartments

All the apartments are well presented and furnished and provide comfortable accommodation of varying sizes and have allocated parking. They all have private external access apart from Lavender. The apartments comprise: -

Lavender – 3 bedrooms, 3 ensuite bathrooms, lounge and kitchen/diner

Foxglove (Penthouse) – 2 bedrooms, bathroom, kitchen and sitting room with adjoining south facing roof terrace with sea views.

Chestnut – 2 bedrooms, bathroom, kitchen/dining/living room (2 storey)

Laurel – 2 bedrooms, bathroom, kitchen/dining/living room (2 storey)

Bluebell – 2 bedrooms, 2 ensuite bathrooms, kitchen/dining/living room

Primrose – 2 bedrooms, 2 ensuite, kitchen/dining/living room.

Poppy – 1 bedroom, bathroom, kitchen/dining/living room





Outside

Set within 1.17 of an acre Bowden House has extensive parking and mature gardens and woodland with stunning views over the sea. The gravelled drive leads to the parking area with parking for numerous cars. The detached building known as Holly Cottage lies next to the parking area and provides an opportunity for further development subject to the necessary consents.

The well-maintained lawns to the front and side of the property are tiered with many seating areas, flowering borders and established trees. A shaded area with further seating leads down to the bottom of the gardens with a productive vegetable garden and two greenhouses and gardening shed. There is a double garage, log store and bin store off the gravelled parking area, as well as a former licensed cafe with kitchen and seating area.

The Business

This successful letting business has been established for many years and trades all year with assistance for cleaning and maintenance. Bookings are received direct from the owner's website as well as a number of booking agents. For more information please go to www.bowdenhousedevon.co.uk Basic accounts can be made available to bona fide potential purchasers after a viewing.

Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included.

Services

Mains electric, water, gas and private drainage.

Outgoings

Bowden House- Council Tax band A
Flat 1 Bowden House – Band A
Holly Cottage – Band B
Business rateable value - £14,250

Local Authority

Torbay Council
www.torbay.gov.uk

Directions

From Teignmouth take the A379 to Shaldon and continuing towards Torbay on the A379 for around 3 miles. At Maidencombe Cross, pass the sign and turning to Maidencombe and Bowden House is the next entrance on the left.

Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

Disclaimer

These particulars are a guide only and not to be relied upon for any purpose.

Bowden House, Teignmouth Road, Maidencombe, Torquay

Cellar internal area 523 sq ft (49 sq m)

Main House Ground Floor internal area 2,869 sq ft (267 sq m)

Lavender internal area 1,587 sq ft (147 sq m)

Primrose internal area 588 sq ft (55 sq m)

Laurel internal area 865 sq ft (81 sq m)

Chestnut internal area 586 sq ft (54 sq m)

Poppy internal area 510 sq ft (47 sq m)

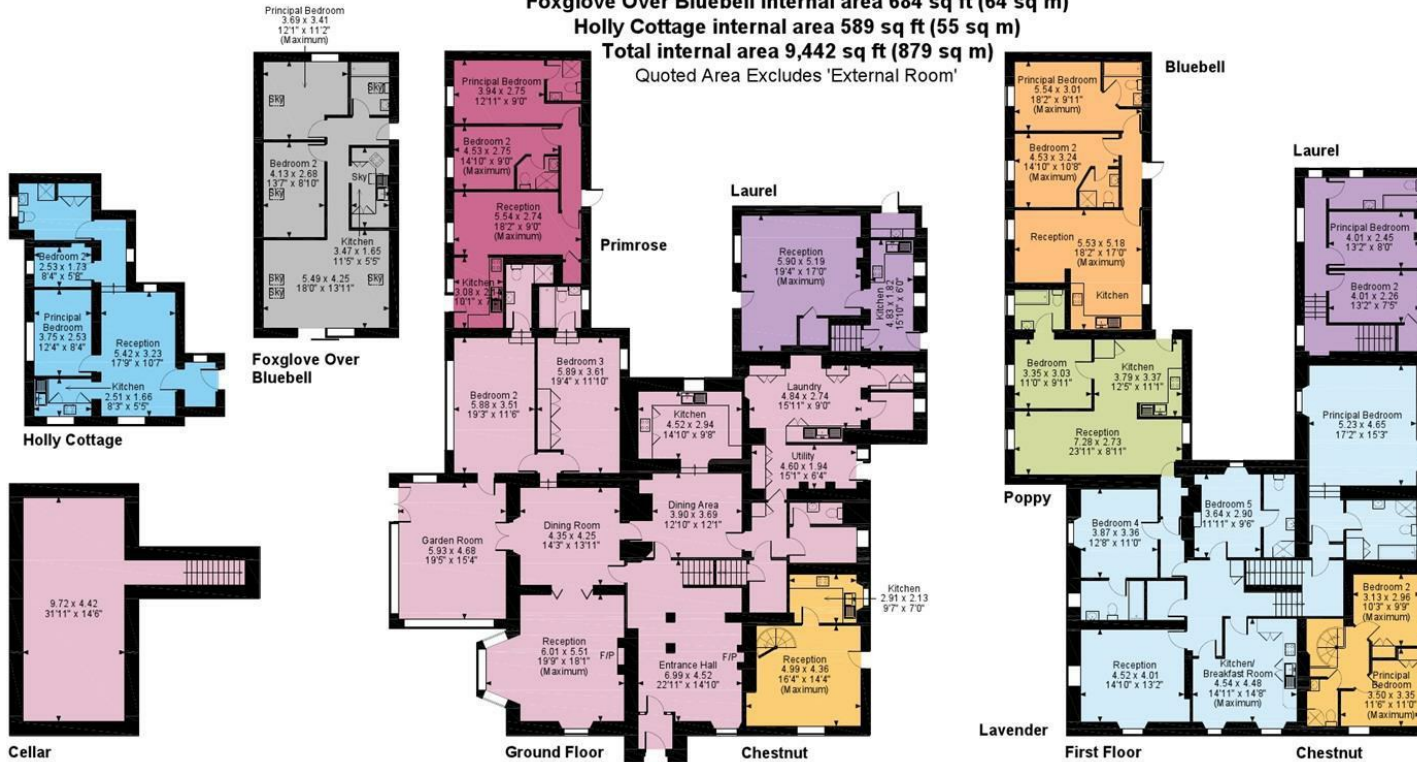
Bluebell internal area 641 sq ft (60 sq m)

Foxglove Over Bluebell internal area 684 sq ft (64 sq m)

Holly Cottage internal area 589 sq ft (55 sq m)

Total internal area 9,442 sq ft (879 sq m)

Quoted Area Excludes 'External Room'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8231263/DBK



Stags Holiday Complexes

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 680058 | holidaycomplexes@stags.co.uk

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



