



Home Orchard, Brim Hill



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Brim Hill, Torquay, TQ1 4TR

Teignmouth 4 miles Exeter 21 miles Torquay 5 miles

A beautifully presented and much loved detached country home standing in expansive landscaped gardens on all sides with views of rolling Devon hills situated on the coastal side of Maidencombe, within an area of outstanding natural beauty

- Stunning Detached Country Home
- Immaculately Presented Throughout
- Five Bedrooms (Two Ensuites)
- Expansive Landscaped Gardens
- Outdoor Heated Pool
- Large Driveway & Double Garage
- Close to Maidencombe Cove
- Picturesque & Secluded Setting
- Council Tax Band H
- Freehold

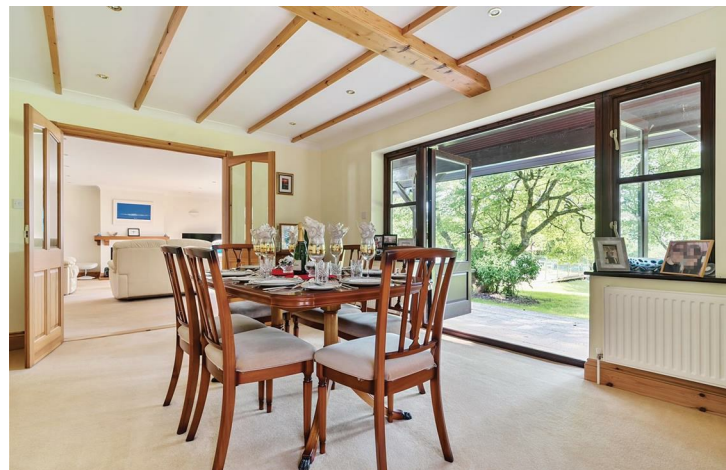
Asking Price £1,250,000

SITUATION & DESCRIPTION

A beautifully presented and much loved detached country home standing in expansive landscaped gardens on all sides with views of rolling Devon hills situated on the coastal side of Maidencombe, within an area of outstanding natural beauty. Built in 2003 Home Orchard offers a versatile living space over two floors. However, it can comfortably provide primary living space all on one level if required, with the first-floor bedrooms serving as perfect guest rooms allowing a more flexible approach. The extensive grounds feature an outdoor heated swimming pool, generous parking, a double garage, a carport, and notably a sail loft above. Enjoy the best of both worlds with breath taking walks on your doorstep covering fields, woodland, and picturesque coves, yet a few minutes by car to St Marychurch or Sainsbury's and M&S.

Maidencombe has a well-regarded pub, the Thatched Tavern, a 4 star hotel and a wonderful beach with a Cafe and access to the South West coastal path. The nearby village of Stokeinteignhead has an excellent primary school, a village shop, church and pub. A first-rate range of facilities can be found in the delightful towns of Teignmouth or Torquay. St Marychurch is a short drive away with a good range of shops and Torquay Golf Course.

There are good transport links with easy access to Exeter via the coast road through Teignmouth linking to the A380 dual carriageway and the M5. Mainline rail links are available from Teignmouth and Newton Abbot.



ACCOMMODATION

The entrance door opens to the generous reception hall, featuring exposed wood flooring, ample storage cupboards, and a cloakroom with doors to all rooms. The spacious sitting room boasts French doors and a picture window that overlook and open to the beautiful landscaped gardens, complemented by a fireplace with a wooden mantel and an inset living flame effect gas log burner. This room flows seamlessly into the dining room, the perfect place for family and friends to come together and also has French doors opening to the gardens ideal for those pleasant Spring and Summer days. The garden room, with its high ceiling, exposed timbers, tiled floor, and triple aspect windows and French doors, offers a bright and airy space that opens to the gardens and a gateway to the kitchen. The kitchen is fitted with a range of matching base and eye level units and solid granite working surfaces, including a sink, space for a range-style cooker, integrated microwave and dishwasher, and space for an American-style fridge/freezer, views over the driveway approach and front garden. The handy utility room includes space for a washing machine and dryer, cupboards, a sink unit, a window, a door to the double garage, and a stable door to the expansive gardens. Across the other side of the property two bedrooms are situated on the ground floor, with Bedroom two benefiting from a dual aspect, offering views over the gardens and swimming pool, and a door providing direct access. This bedroom also features an ensuite bathroom complete with a separate shower cubicle, wash hand basin and WC. Bedroom four includes a charming bay window to the side, adding character and natural light to the room.

Drift upstairs to the galleried landing, which provides easy access to eaves storage, an airing cupboard housing the hot water cylinder, a Velux rooflight, and a further triangular window. The principal bedroom features a window with views over the landscaped gardens and beyond with a comprehensive range of fitted furniture. The ensuite bathroom includes his & her basins, a bath, bidet and a WC. Bedrooms three and five are both doubles and enjoy the same stunning views over the gardens and the rolling fields beyond. The family bathroom is equipped with a bath, shower cubicle, wash hand basin and WC completing the first floor accommodation.

OUTSIDE

The approach to the property is via double gates with a sweeping brick-paved driveway, leading to a carport with a sail loft above, ideal for any sailors out there and a double garage featuring up-and-over electric doors and housing the gas-fired boiler. The gardens surround Home Orchard on all sides, mainly laid to lawn, and are adorned with a mature magnolia tree and a selection of apple trees, remnants of the historic orchard in which the house now stands. These fully enclosed gardens have mature hedged boundaries, a fruit cage, and a particular feature, the outdoor heated swimming pool enclosed by glass and steel balustrading with a paved surround and a summer house for pool equipment.

SERVICES

Mains Gas, Water and Electric with a Klargester for private drainage, Standard and Superfast broadband supplied by Openreach is available in the area. Mobile network is limited with Three.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

WHAT3WORDS: flexibly.surpassed.dream.

From our office in Torquay take the A379 towards Babbacombe, follow the Babbacombe road through to St Marychurch turn left at the traffic lights onto Fore Street, continue through the next lights onto St Marychurch Road and at the roundabout continue straight on staying on the St Marychurch Road (A379) heading towards Teignmouth. Stay on the Teignmouth Road passing the playing fields on both sides of the road towards Maidencombe. At the brow of the hill pass Brunel Manor on the left and Ashley Prior Lane on your right, continue around the bend and past Sladnor Park Road and Orestone Drive on your right, turn right shortly after into Brim Hill where the property can be found on your left hand side at the end of the road.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 83 |
| (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 | |

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TQ2 5EG

torquay@stags.co.uk

01803 200160

Approximate Gross Internal Area = 259.5 sq m / 2794 sq ft
 Double Garage = 31.8 sq m / 342 sq ft
 Total = 291.3 sq m / 3136 sq ft

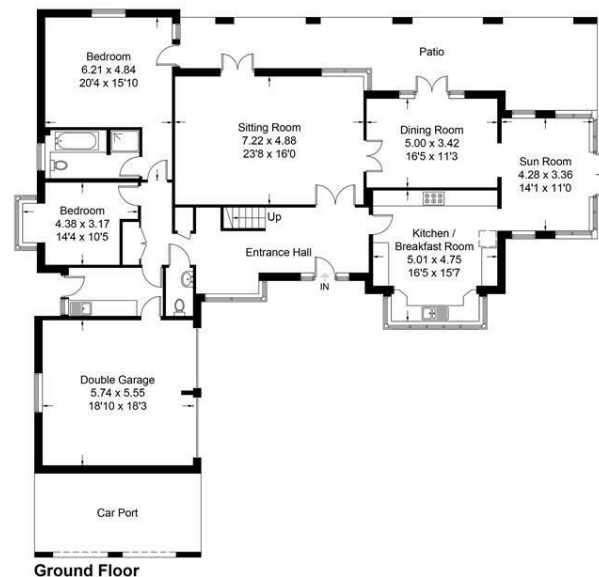
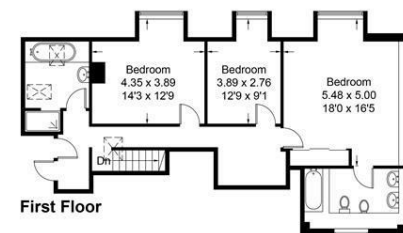


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084465)