



Nutcombe House, Stoke Road



Nutcombe House,

Maidencombe, Torquay, TQ1 4TN

Teignmouth 4 miles Exeter 21 miles Torquay 5 miles

Discover an elegant Georgian Home nestled amidst picturesque rolling hills, offering enchanting countryside views from every angle, creating an idyllic retreat for those seeking tranquillity and charm. Steeped in history, this graceful property has been a cherished part of the local landscape for many years. Originally part of a larger farmstead, this stunning home boasts a host of original features that exude charm and character.

- Elegant Country Home
- Flexible Accommodation over Four Floors
- Three Spacious Bedrooms
- Large Landscaped Gardens
- A Host of Original Features
- Ample Parking for Several Cars
- Garage/Studio
- Far Reaching Views
- Council Tax Band G
- Freehold

Asking Price £850,000

SITUATION & DESCRIPTION

Discover an elegant Georgian Home nestled amidst picturesque rolling hills, offering enchanting countryside views from every angle, creating an idyllic retreat for those seeking tranquillity and charm. Steeped in history, this graceful property has been a cherished part of the local landscape for many years. Originally part of a larger farmstead, this stunning home boasts a host of original features that exude charm and character. The beautifully landscaped garden is set in a prominent position, affording a high degree of privacy and seclusion backing onto open fields. The property briefly comprises a generous sitting room, kitchen/breakfast room providing the ideal spot for a morning coffee. A large garden room takes full advantage of its sunny aspect, a handy utility area is located to the rear with access to the garden. The first floor has two spacious double bedrooms and a family bathroom while a discreet door hides stairs to the second floor, which has provided additional flexibility over the years, serving as further accommodation. A large cellar is accessed externally from the main house and provides an open area, currently an art gallery with potential for a mix of uses dependant on the buyers requirements. The outside space is a triumph of skill and passion, showcasing a lifetime of work that has created a garden with distinct terraces, each with its own unique charm. From shady nooks beneath established trees to sunny patios with commanding views of the surrounding countryside, this garden truly offers something for everyone. A large driveway provides access to the property, offering ample parking for several cars. Additionally, a garage, currently used as an artist's studio, adds a touch of creative flair to this exceptional outdoor haven.

Located on the borders of Maidencombe and Stokeinteignhead, Stokeinteignhead is an attractive village in the rolling Devon landscape with a strong village community that includes a sought after primary school, country inn, village hall, shop and historic church. Located in an area of great landscape value and conservation area, a network of bridleways and tracks makes this a popular area for horse riding while the sandy beaches and boating facilities of Shaldon, Teignmouth and Torbay, are within a few miles.



ACCOMMODATION

Access to this gracious country home is via an impressive granite Georgian portico with an original wooden front door that opens to a generous reception hall. The grand entrance hall captivates the eye with a majestic winding staircase leading to the first floor, illuminated by a large wooden sash window. Double doors open to a comfortable sitting room with high ceilings featuring original coving and dual-aspect wooden-framed sash windows with working wooden shutters, offering views over the driveway and the rolling hills of the valley beyond. The focal point of the room is a large Carrara marble fireplace with an inset gas fire, taking centre stage and adding a touch of elegance and warmth. Across the reception hall, the kitchen/breakfast room provides the perfect space for meal preparation and cooking, featuring a range of eye-level and matching base fitted units. Equipped with a fitted hob with a cooker hood above, double oven, microwave, and dishwasher. A dedicated space for a breakfast table offers a cosy spot to enjoy your morning coffee while taking in the stunning views of the gardens, making it an inviting and functional heart of the home. A connecting lobby features a downstairs WC, storage space, and access to the garden room. The garden room boasts a vaulted ceiling with exposed wooden beams and large wooden-framed windows that flood the space with natural light, creating a comfortable area perfect for entertaining or curling up with a good book while basking in the surrounding greenery of the garden. A door allows direct access to the outside, enhancing the indoor-outdoor flow. Additionally, a further door leads to a handy utility area equipped with power and plumbing for a washing machine and a sink, and ample storage space, with another access point to the garden. The first floor is accessed via the stunning central staircase that winds gently up to a galleried landing, providing access to all rooms. The principal bedroom features high ceilings with ornate coving and dual-aspect wooden sash windows offering commanding countryside views. This elegant room is further enhanced by an ensuite, complete with a three-piece suite comprising a WC, wash hand basin, and shower cubicle. Bedroom two is another comfortable double room featuring a wooden-framed sash window and two built-in wardrobes with additional storage above. Completing the first floor is a family bathroom, elegantly equipped with a four-piece suite comprising a WC, wash hand basin, bidet, and a bath with a shower attachment above. A discreet door leads to the second floor of the property, opening to a spacious area with doors to two rooms previously used as bedrooms. These rooms feature Velux-style windows and charming porthole windows at either end, adding character and natural light. Built-in storage is provided within the eaves of the roof, maximizing space, while the exposed wooden beams and restricted headroom add to the unique charm of this versatile upper level. Last but not least, a cellar is located below the property and accessed externally, provides valuable extra storage space with potential for a mix of uses dependant on a buyers requirements. Currently used as an art gallery displaying the current sellers work, the area has power and lighting.

The approach to the property is marked by two granite pillars, leading to a sweeping resin driveway that provides ample parking for several vehicles and access to a detached garage. Currently utilized as an artist's studio, the garage is complete with power, lighting, and roof lights, making it an ideal space for anyone looking to work from home. The beautiful gardens have been lovingly crafted by the current seller to offer a range of different areas, each with its own distinct feel, creating a serene and picturesque environment. A delightful garden awaits, starting with a sunny patio area bordered by established flower beds bursting with colour, leading to a pond teeming with aquatic life and surrounded by wildflowers. Nearby, a charming potting shed and additional seating area offer tranquil retreats. Further along, another patio area showcases specimen trees and shrubs, creating a secluded spot perfect for relaxation, alongside a convenient storage shed. Steps ascend to another terrace featuring a level lawn adorned with a variety of fruit trees and offering expansive views of the surrounding countryside. At the garden's highest point, a raised patio provides an ideal spot for enjoying sunny days, complemented by a wooden-built studio equipped with light and power. The entire garden is enclosed by stone walls, hedgerows, and timber panel fencing, ensuring privacy and a picturesque setting.

SERVICES

Mains Gas, Electric & Water, Private Drainage. Upto Ultrafast broadband available in the area with Openreach. Mobile coverage is limited with O2, Three and EE.



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		
(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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Approximate Area = 2919 sq ft / 271.1 sq m
 Limited Use Area(s) = 229 sq ft / 21.2 sq m
 Garage = 329 sq ft / 30.5 sq m
 Outbuilding = 152 sq ft / 14.1 sq m
 Total = 3629 sq ft / 336.9 sq m

For identification only - Not to scale

Second Floor

Outbuilding

First Floor

Garage

Ground Floor

Garden Room

Cellar

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
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