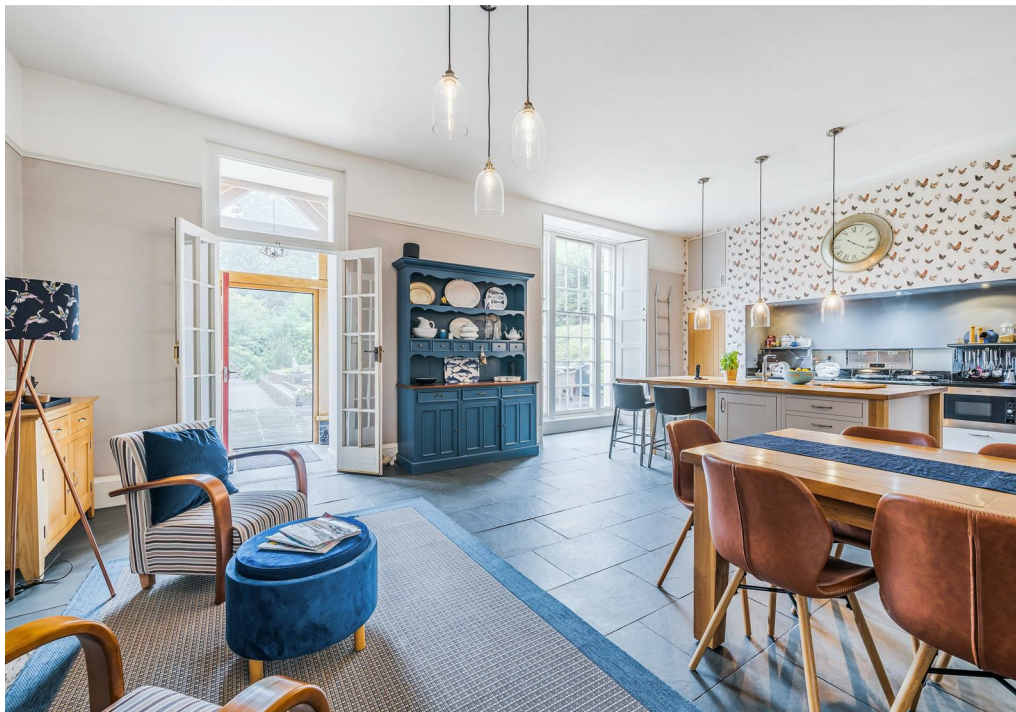




Lanscombe House,







Lanscombe House,

Cockington Village, Torquay, Devon, TQ2 6XA

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

Lanscombe House can trace its origins back to the 1800's believed to have been built as a Tanner House and later used as the Dower house for Cockington Court, constructed of rendered stone rubble with deep plastered eaves. This delightful property has been lovingly restored back to its former glory by the current sellers who have lavished years of care and detailed attention to make it the beautiful home it is today.

- Substantial Period Home
- Three Generous Reception Rooms & Bar
- Garage & Parking for Several Vehicles
- Presented in Immaculate Order Throughout
- Grade II Listed
- Five Double Bedrooms all with Ensuites
- Expansive Landscaped Gardens
- Swimming Pool & Outhouse/Garden Room
- No Forward Chain
- Freehold

Asking Price £1,250,000

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SITUATION & DESCRIPTION

Lanscombe House can trace its origins back to the 1800's believed to have been built as a Tanner House and later used as the Dower house for Cockington Court, constructed of rendered stone rubble with deep plastered eaves. This delightful property has been lovingly restored back to its former glory by the current sellers who have lavished years of care and detailed attention to make it the beautiful home it is today. Briefly the accommodation comprises a generous open-plan kitchen/breakfast/entertaining space, drawing room and sitting room with a handy utility/boot room and bar! The grand staircase rises to the first floor with five bedrooms, all with ensuites most enjoying glorious views over the gardens. Outside the property further benefits from beautifully landscaped gardens, two parking areas providing space for several vehicles, a garage with outhouse and swimming pool.

Lanscombe House is situated in the idyllic village of Cockington, hidden in a deep valley just one mile from the bustle of Torquay where there are golden beaches, cliff walks, golf courses and plenty of recreational facilities. Cockington is often referred to as the most beautiful village in England, and is the epitome of the chocolate box postcard English village. With more than its fair share of thatched houses, a lovely old pub, village shops and local businesses, Cockington is really somewhere very different. Surrounded by Torquay, it retains its individuality and rural charm. This is a unique opportunity to live in a country paradise, yet only a short distance from the centre of one of England's favourite resorts, and within walking distance from the beach.

Nearby Torquay is situated on the South Devon coast and was a grand anchorage favoured by the Royal Navy during the Napoleonic Wars. Torquay soon benefited from their presence as smart lodging houses were built to accommodate the officers. With a south-facing aspect, miles of sandy beaches and the arrival of the railway in 1848, its growth as a holiday destination for the rich and famous was spectacular. Tor Bay was chosen for the 1948 Olympic sailing events and the harbour with its large marina, elegant Georgian terraces, palm trees and subtropical gardens, remains the most attractive area.

Vendor Comment: Lanscombe House cast its spell over us the moment we found it. As we left the coast behind, we seemed to enter a different world as we meandered up a hidden valley that took us to Cockington and Lanscombe House. To be fair the property was pretty run down, but its period charm, secluded setting and sense of space and light inside seduced us to ignore the work that was required to eventually make it our family home. We explored further, discovering the thatched village with its pub, cafes and the surrounding country park with its numerous trails and woodland walks. We knew we had finally found what we were looking for - it was the perfect blend of countryside living but just a stroll away from the coast and Torquay beyond with its great choice of schools for our children, entertainment and leisure facilities.





ACCOMMODATION

The approach to the property is via the Oak framed entrance porch with double doors opening into the kitchen/breakfast/living room, the beating heart of this stunning home. A generous room boasting high ceilings, the perfect space to entertain family and friends. The kitchen area benefits from a large central island providing prep space and a handy breakfast bar, inset Butler sink and integral Neff dishwasher. A four oven AGA oven takes centre stage creating a warm ambience year round with an integral microwave oven for convenience. Two large pantry cupboards frame either side of the oven with a storage area above allowing for a seamless clutter free feel. The kitchen area offers a dining space ideal for a large table with seating area arranged around the log burner. A connecting door leads through to a drawing room with wooden sash windows overlooking the gardens to the front with a feature marble mantle above a log burner. A further door leads through to the utility/boot room a handy space for storage with power and plumbing for washing requirements. A study space is located to the rear of the house with access to the rear lobby, sitting room and your own bar. The sitting room boasts the same period charm with high ceilings, picture rails and deep skirting boards, the focal point of the room being the log burner creating the ideal spot to relax and enjoy a good book. A home wouldn't be complete without its own bar and Lanscombe House is no exception, this useful addition to the property is sure to be a talking point of any guest and a much loved part of the home. A downstairs WC with original quarry tiled floor completes the accommodation on the ground floor.

Drift upstairs to the first floor where the spacious landing allows access to all rooms. The principal bedroom suite boasts commanding views over the gardens and beyond with an original fireplace and built in range of wardrobes providing ample storage. The ensuite bathroom boasts a contemporary fitted four piece suite with modern 'slipper' bath low level WC, wash hand basin with vanity unit below and separate shower cubicle with rainwater shower head, heated towel rail and under floor heating. Bedrooms two, three and four, also doubles enjoy similar extensive views and ensuite shower rooms. Bedroom five is located to the rear of the property and comprises a modern ensuite bathroom, fitted wardrobes and airing cupboard.

OUTSIDE

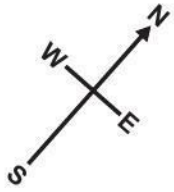
Step outside into the expansive landscaped gardens affording a high degree of privacy and seclusion year round. A large patio area provides the perfect spot to sit and relax while taking in the glorious surroundings and tranquil setting. The patio leads to further seating areas making the most of its sunny position with level lawns stretching out towards the rear, framed on all sides by established borders. A gravel path meanders through to the rear of the garden with access to a timber framed garden room with power and lighting with potential to be a office or studio. At the rear of the garden through specimen trees and shrubs a gravel parking area provides space for additional parking and room for a campervan or boat via a five bar gate. The main parking area is again laid to gravel with space for multiple cars and access to the extended garage with outhouse to the rear. The outhouse has potential for a gym/studio with shower room and kitchenette opening to the swimming pool perfect for those hot summer days.

SERVICES

Mains gas, water and electric with mains drainage. Upto Superfast broadband available in the area with Openreach. Limited mobile coverage with 02 and Vodafone.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.



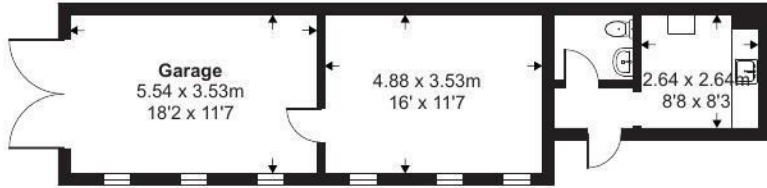
Approximate Area = 3559 sq ft / 330.6 sq m

Outbuildings = 362 sq ft / 33.6 sq m

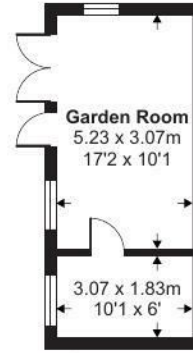
Garage = 404 sq ft / 37.5 sq m

Total = 4325 sq ft / 401.7 sq m

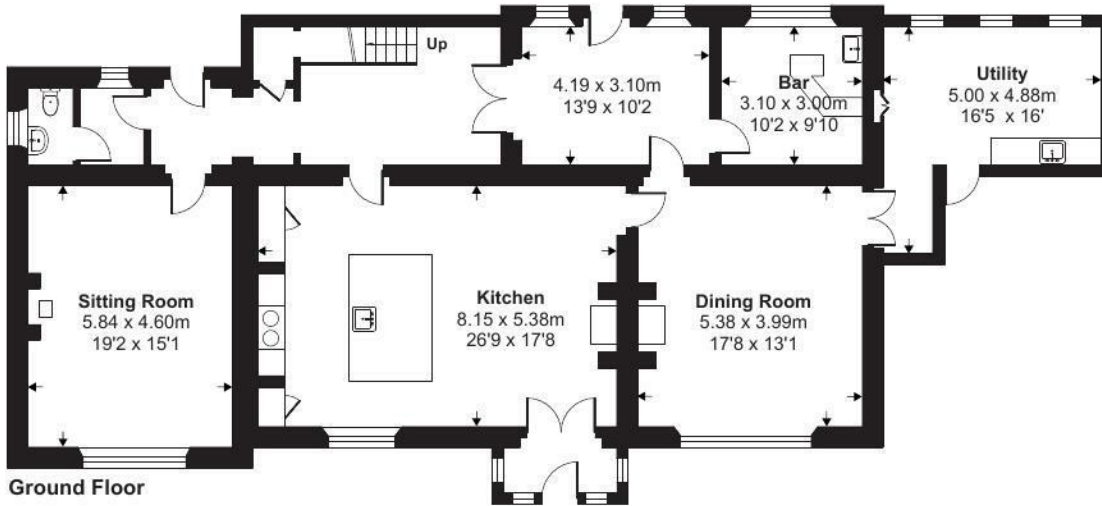
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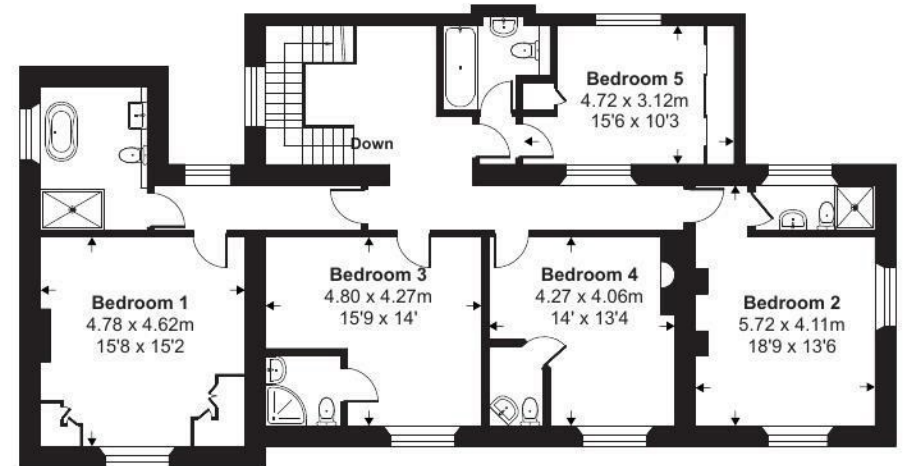
Garage / Outbuilding 2



Outbuilding 1



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2024. Produced for Stags. REF: 1179249



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