



Summerhill, Higher Lincombe Road





# Summerhill, Higher

Torquay, TQ1 2EX

Newton Abbot 8 miles Totnes 10 miles Exeter 24 miles

Steeped in over 160 years of history, Summerhill presents a rare opportunity for a discerning buyer to shape a remarkable residence in one of Torquay's most desirable locations.

- Detached Victorian Villa with Sea Views
- Exciting Project set within Prestigious Location
- Ample Parking and Detached Garage
- Council Tax Band H
- South Facing Plot Measuring over an Acre
- Impressive Accommodation Planned over Three Floors
- Perfect Opportunity to Create a Forever Home
- Freehold

Asking Price £1,300,000

## SITUATION & DESCRIPTION

Steeped in over 160 years of history, Summerhill presents a rare opportunity for a discerning buyer to shape a remarkable residence in one of Torquay's most desirable locations. This stunning property is primed for transformation, with plans for seven luxurious bedrooms, each with an ensuite, as well as four dressing rooms on the first floor. Spanning three floors, the envisioned layout includes expansive living spaces, a cinema room, a games room, and generous grounds, offering an exceptional blend of grandeur and comfort. Tucked away off Higher Lincombe Road, the home enjoys a high degree of privacy while boasting breath taking panoramic views over Tor Bay, stretching from the open sea of the English Channel to the rolling hills and coastline of Berry Head and Paignton.

Proudly set in the prestigious Lincombes Conservation Area, Summerhill enjoys a secluded and peaceful setting surrounded by charming period homes. This elegant property offers a unique blend of tranquility and convenience, with the breath taking coastal walks just moments away. Here, the renowned South West Coastal Path leads to the golden shores of Meadfoot Beach in one direction and the vibrant Torquay harbour and marina in the other. A short distance away, the sought-after high street of Wellswood offers an array of delightful amenities, including a traditional pub, cafés, a pharmacy, post office, and boutique shops, creating a welcoming community atmosphere.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.





## ACCOMMODATION

Set on a generous plot of over an acre, this exceptional property has been reconfigured into one expansive residence, offering an exciting opportunity for a buyer to create their dream home. Spanning three floors, the thoughtfully planned accommodation provides an abundance of space and flexibility. The lower ground floor presents a wealth of possibilities, with provisions for a cinema room, games room, wine cellar, store room, and plant room, all with direct access to the beautifully landscaped gardens.

The ground floor is designed for both elegance and functionality, featuring a spacious entrance porch that provides seamless access to all principal rooms. Positioned on the Southerly side to maximise the breath taking coastal views, the expansive living room flows effortlessly into the planned open-plan kitchen and dining area, complemented by what could be a stunning Orangery, a planned larder, and a utility space. Designed to accommodate a variety of lifestyles, this level also includes two studies, a gym, a playroom, and a versatile studio area, all conveniently served by four WCs. This thoughtfully arranged layout ensures both comfort and practicality, making it the perfect setting for modern family living.

The first floor of the property is designed to offer luxurious accommodation, featuring what could be seven generously sized bedrooms, each with its own ensuite. Four of these exceptional bedrooms will also benefit from private dressing rooms, adding an extra touch of convenience. This exciting project presents a rare opportunity for the right buyer to craft a bespoke forever home, tailored to their exact vision and lifestyle. With an impressive layout and endless potential, this residence promises to be a truly spectacular and one-of-a-kind coastal retreat.

## OUTSIDE

The expansive gardens surrounding the property provide a wonderful sense of privacy and tranquility, creating a serene retreat in this stunning coastal setting. To the south, a wide garden terrace offers the perfect space for relaxation, where you can bask in the sunshine while taking in the breath taking views over the bay. On the eastern side, a more intimate garden area provides a sheltered spot to enjoy the morning sun with a coffee in hand. These generous outdoor spaces enhance the home's connection to nature, making it an idyllic sanctuary with space for the family to enjoy.

A double garage provides secure parking, with storage beneath for garden furniture and equipment.

## SERVICES

Access to all mains services are available to the road. Up-to Ultrafast Broadband available in the area with Openreach. Mobile coverage likely with EE and Vodafone.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay office and the harbourside follow Torwood Street to the traffic lights. Turn right onto Meadfoot Road, at the crest of the hill turn left onto Higher Woodfield Road. Again at the crest of the hill turn right onto Middle Lincombe Road, follow the road round a sharp left into Ridgeway road, then first right onto Higher Lincombe Road. Continue along Higher Lincombe Road for a short distance and Summer Hill will be found on the right hand side.

## LOCAL AUTHORITY

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

Planning Ref: P/2020/1122.





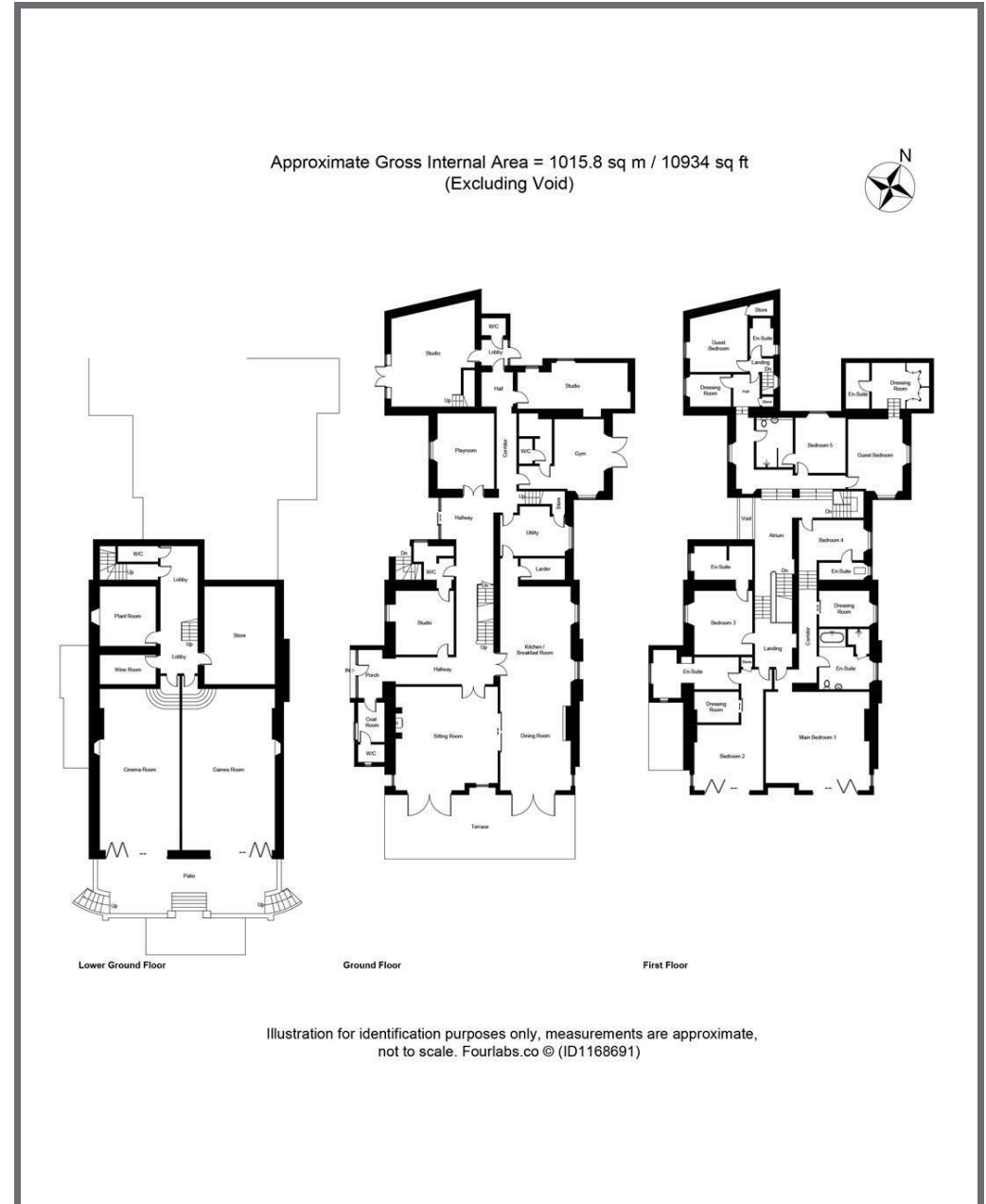
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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