

The logo consists of a dark red rectangular background. Inside this background is a white rectangular border. Centered within the white border is the word "HOLMWOOD" in a large, white, serif typeface. Directly beneath "HOLMWOOD" is the word "DEVON" in a smaller, white, sans-serif typeface.

HOLMWOOD

DEVON





Holmwood

Lincombe Drive, Torquay, Devon TQ1 2LP

Totnes 10 miles • Exeter 22 miles • Plymouth 33 miles

An exceptional Grade II listed villa with stunning sea and coastal views across Tor Bay with three letting units for income

- Beautiful Grade II Listed Villa With Many Original Features
- Six Bedrooms in Main House
- Elegant Reception Rooms
- Large Kitchen/Breakfast Room
- Four Bathrooms
- Three Bedroom Coach House
- Two/Three Bedroom Ground Floor Apartment (The Lodge)
- Two Bedroom Duplex Apartment (The Loft)
- Stunning Sea and Coastal Views
- Well Manicured South Facing Grounds with Coastal Views
- Large Driveway and Double Garage
- Short Walk to Meadfoot Beach
- Cinema Room
- Separate Study
- Rare Opportunity for Entire Villa with Income

Holmwood is a beautifully presented Grade II listed villa dating back to the mid 1800's and provides the perfect blend of character with modern living. Located on one of the most sought after roads in Torquay as well as having the added bonus of three letting units for additional income. Look no further for a villa still remaining in its entirety that has such breath taking coastal views as Holmwood.

Introduction

Holmwood is a truly exceptional Grade II listed Villa believed to date back to the mid 1800's nestled in one of the finest sought after locations boasting stunning sea views across Tor Bay. This spectacular home retains much of the original features of its Victorian architecture and style. The property has undergone high quality improvements during the current owners time and reflects the quality and heritage of Holmwood whilst meeting the needs of modern living.

Holmwood occupies a prime location on Lincombe Drive, a picturesque tree-lined road that connects the Meadfoot area with the popular area of Wellswood. Lincombe Drive is a quiet tranquil location boasting some of the finest coastal views across Tor Bay but also within easy reach of the Marina and further amenities of the town centre. This well regarded road was popular with Victorian builders for its south facing aspect and stunning sea views.

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 close by. Nearby is Meadfoot beach which is only a short stroll away from the property and popular with locals with the well regarded cafe and recent addition of water sports being available to pursue. The main seafront and marina is also a short distance away famous for year round water sports. Torquay train station is a few minutes away linking up with the main line from Penzance to London Paddington. There are first class educational facilities on your doorstep, within a couple of miles are Torquay boys and girls grammar schools as well as a number of well-regarded state and private sector schools.

Accommodation

The property is approached through high pillars with a large driveway on the western aspect of the residence providing excellent off road parking close to the front door.

Original front door into the entrance vestibule. Immediately off the vestibule you are led into the conservatory with south facing sea views and westerly aspect with a door at the end out on to the verandah and rear gardens. The reception hall is elegant and an impressive entrance into the home with character features such as the original cornicing, winding staircase and feature fireplace with gas fire inset. The large open plan kitchen breakfast room has been tastefully re modelled and renewed by the current owners. The kitchen was made and fitted by a highly regarded local company in South Devon with a range of quality wall and floor mounted units with granite work tops. A large island provides further worktop space with a sink to one end, a useful concealed pull out electric socket point, an integrated microwave, wine fridge, pull out bins and further storage units beneath. There are also two integrated ovens, two warming drawers, a double height fridge, separate freezer and dishwasher and a main belfast sink with mixer tap over. From the kitchen/dining area double doors open out onto the garden. The kitchen breakfast room benefits from electric underfloor heating.





The main drawing room is accessed from the reception hall or directly links up with a door from the kitchen. This well proportioned room has a central open fire place and a bay window with working internal shutters. The windows are floor to ceiling sash windows and a single door out to the garden with far reaching views looking out across the verandah and out to sea over Tor Bay. Original sliding doors divide the drawing room and formal dining room which can be opened up to create a large open plan entertaining space. The main dining room has an attractive fireplace with coal effect gas fire inset and a bay window with working shutters and floor to ceiling sash windows taking in the stunning views out through the verandah.

First & Second Floor

The principal bedroom beholds magnificent views across Tor Bay towards Berry Head through a large sash window, an attractive marble fireplace surround and ample space for large freestanding furniture. Off the main bedroom is the large en-suite bathroom with a window out to the entrance. Within this spacious en-suite is a centre Victorian style ball and claw mounted bath with chrome mixer tap/shower attachment, wash hand basin, WC, bidet, radiator and separate towel rail. Bedroom two is another large double bedroom with the same wonderful coastal views as the principal bedroom along with a wash hand basin and matching attractive marble fire surround as the principal bedroom. Bedroom three is a well appointed double room with dual aspect bay window with views across to Brixham. Bedroom three has the bonus of a modern en-suite with walk in shower enclosure, slipper bath, wash hand basin, WC and towel rail. Bedroom four is a double bedroom with built in wardrobe and window. A useful linen cupboard is on the landing next to bedroom four and also a modern shower room with large walk in shower enclosure, wash hand basin, WC and towel rail.

Stairs rise to the second floor with apex ceilings with a store room with velux window leading through to bedroom six with velux window.

Lower Ground Floor

From the reception hall a staircase descends to the lower ground floor. The lower ground floor also has external access from the front driveway and side kitchen garden. This area could be configured as an integral annexe or self contained living for a dependant relative or teenager. A large study provides the perfect space for home working with a window. Bedroom five is a good sized double bedroom perfect for visiting guests. A bathroom serves the lower ground floor with corner bath, separate shower enclosure, wash hand basin and WC. A cinema/media room provides the perfect space to enjoy watching sport or movies. A good sized laundry room with three large cupboards housing the hot water tank and racking for drying linen. A further utility area has a sink with worktop space and cupboards and is where the gas fired boiler can be found. A door off the utility area leads out to a covered drying area and steps up to the rear garden terrace.





Gardens & Grounds

The property is approached from Lincombe Drive through two limestone pillars and onto a large driveway providing ample parking for multiple vehicles. A double garage with windows at either end allowing much natural light to flood in. Within the garage is plumbing along with power points and light. There is a useful room above the garage with potential (subject to necessary consents) or simply for easy access storage and is accessed by a pull down ladder. To the south side of the property is an attractive verandah and paved terrace providing the perfect space to sit back and enjoy the tranquil surroundings with the stunning coastal views across Tor Bay. A further terrace to the side of the property with central water feature provides an alternative area to relax or to utilise for al fresco dining.

Steps descend to the main grounds of the house which are tiered into generous areas of lawn divided up by well established borders planted with an array of seasonal flowers, trees and mature shrubs. Well established trees down both flanks of the main gardens give a high degree of privacy. To the bottom of the garden is a further area of mature trees with a path leading down to a gate directly out onto Hesketh road. (Meadfoot beach is no more than a five minute walk from the bottom garden gate onto Hesketh road).

Services

Mains water, drainage, gas and electricity. Gas fired central heating and electric underfloor heating in the kitchen of the main house.

Local Authority

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

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E-mail: fss@torbay.gov.uk

Viewing

Strictly by prior appointment only with Stags on 01803 200160.

Directions

From Exeter take the A380 to Torquay and into Riviera Way. On reaching the sea front turn left towards the town centre and harbour. At the Clock Tower roundabout turn right and follow the road up and away from the harbour to a crossroads and follow straight on onto Higher Woodfield Road. Take the first right onto Lincombe Drive and you will find Holmwood a short distance on your right.

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

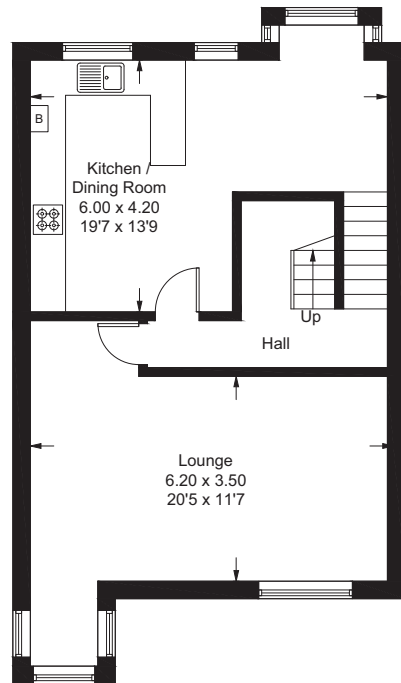


The Loft

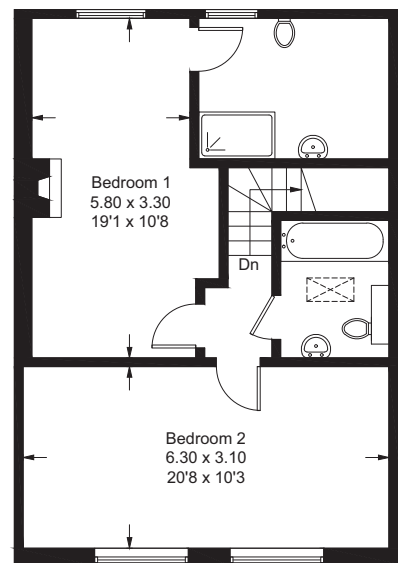
The Loft is approached to the rear and is accessed by stairs with it being located directly above The Lodge. The loft is an elegant duplex apartment with light and airy accommodation arranged over two floors. The first floor accommodation comprises of a well appointed sitting room with front aspect windows and a generously sized kitchen breakfast room with rear aspect windows. The second floor accommodation boasts vaulted ceilings with two good sized double bedrooms one of which has an en-suite shower room and a further bathroom. The Loft also benefits from a small garden and has gas fired central heating.

The Loft

Approximate Gross Internal Area = 1199 sq m / 111.4 sq ft



First Floor



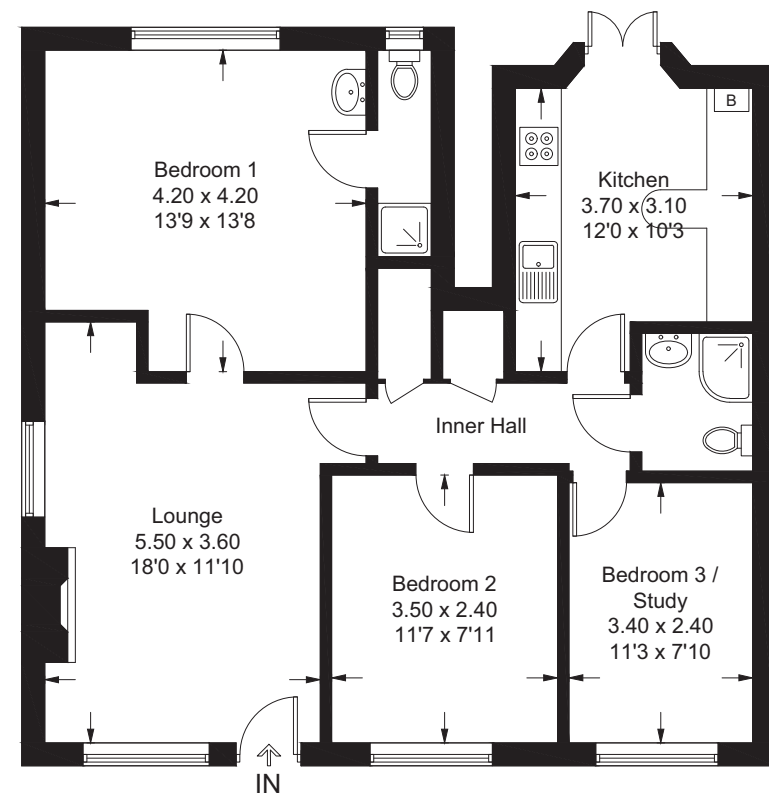
Second Floor

The Lodge

The Lodge is approached from the front across a small terrace. The Lodge is a single storey three bedroom ground floor apartment. The front door leads immediately into the sitting room with front aspect window. The kitchen/breakfast room has double doors opening out to a small allocated garden. All three bedrooms are good sized double bedrooms with the principal bedroom benefitting from an en suite shower room. A separate shower room serves bedrooms two and three. The property has gas fired central heating.

The Lodge

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft



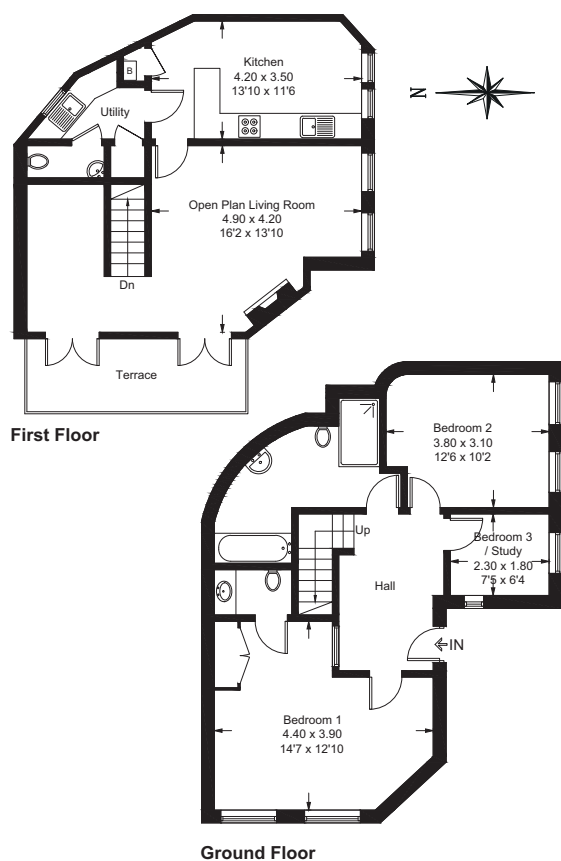
The Coach House

The Coach House is of reverse level design with spacious accommodation throughout. The ground floor accommodation comprises of three bedrooms with the principal bedroom benefiting from an en-suite cloak room with windows looking out to the front. Bedroom two is a comfortable double bedroom and bedroom three is a single room/study. Ground floor bathroom which benefits from underfloor heating.

The first floor has a wonderful open plan living/dining room with doors out onto a west facing decked terrace. There is a modern kitchen with views out to sea and a useful separate utility room, store cupboard and cloakroom. The property has gas fired central heating.

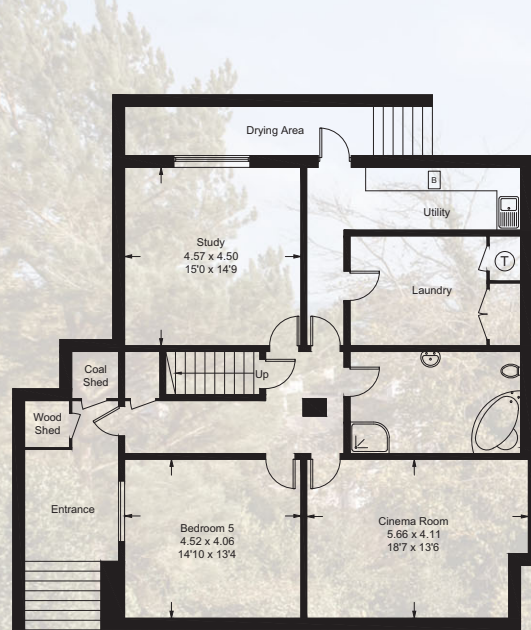
The Coach House

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft

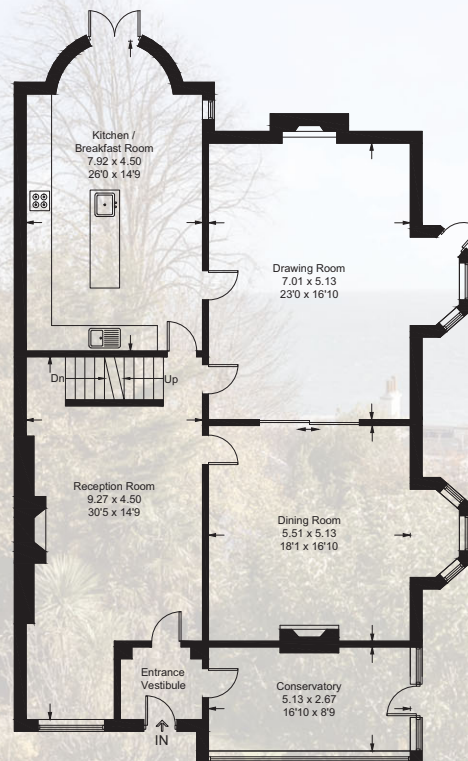


Holmwood

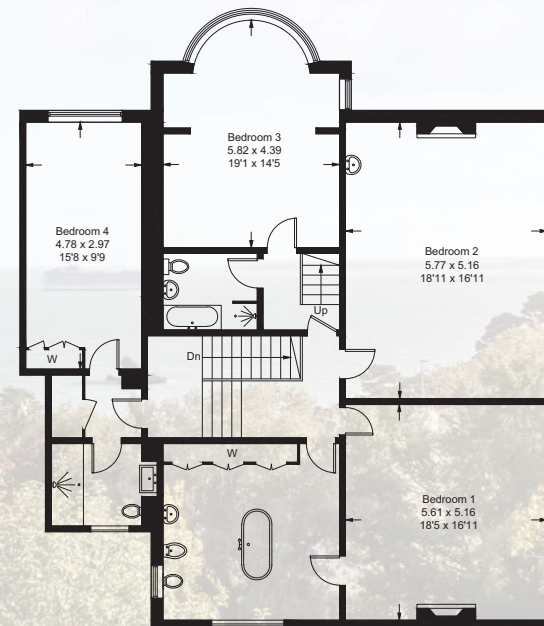
Approximate Gross Internal Area = 475.0 sq m / 5113 sq ft



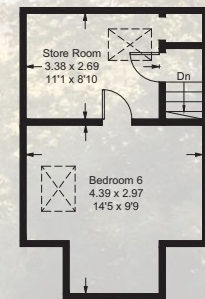
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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