



Watcombe Hill House



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Teignmouth Road, Torquay, Devon, TQ1 4SQ

Newton Abbot 5 miles Shaldon 4 miles Exeter 20 miles

An impressive gated family home offering extensive accommodation, a large indoor swimming pool, private tennis court, generous off-street parking and a separate three-bedroom cottage to the rear. A rare opportunity combining luxury leisure facilities with flexible living in a secure setting.

- Indoor Swimming Pool
- Self-Contained Three Bedroom Cottage at Rear
- Double Bedrooms
- Option to be purchased mojrivitly furnished
- Council Tax Band: G
- Private Tennis Court
- Gated Driveway
- Study & Snug rooms
- Freehold
- EPC Band: D

Guide Price £1,200,000

This amazing grade2 listed home is set behind a gated entrance and approached via generous off-street parking, this impressive residence offers substantial and versatile accommodation arranged over three floors, ideal for modern family living and entertaining on a grand scale. The main house is thoughtfully laid out, combining elegant reception spaces with practical day-to-day rooms, all flowing naturally around a welcoming entrance hall.

A standout feature of the property is the exceptional indoor swimming pool, housed within a dedicated pool hall that creates a striking leisure and wellness space for year-round enjoyment. Whether for fitness, relaxation or entertaining, this area adds a rare and luxurious dimension to the home and enjoys excellent proportions and natural light.

The ground floor living accommodation includes multiple reception rooms, a well-appointed kitchen, dining room and a range of ancillary spaces including a breakfast room, snug, utility and cloakrooms, providing flexibility for family life, home working and hosting guests. The basement level offers further useful space, ideal for storage, a gym or hobbies room.

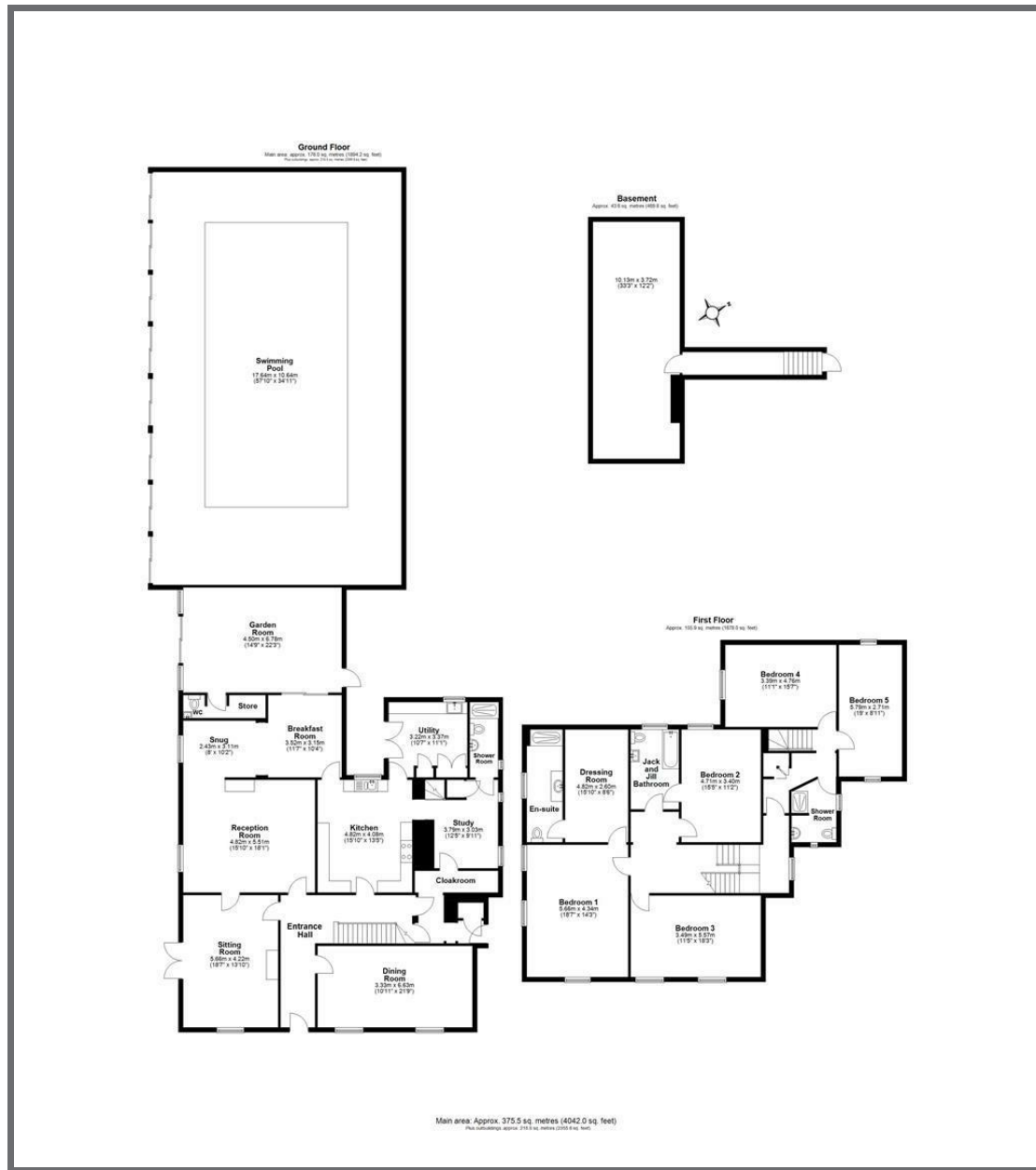
Upstairs, the principal bedroom suite is complemented by additional well-proportioned bedrooms, dressing room and bath and shower rooms, offering comfortable accommodation for family and guests alike. To the rear of the property sits a self-contained three-bedroom cottage, perfect for extended family, guests, staff accommodation or potential rental income, subject to the usual consents.

Externally, the grounds are a real highlight, featuring a private tennis court and landscaped areas that provide both recreational space and privacy. With its combination of leisure facilities, secondary accommodation and secure parking, this is a rare opportunity to acquire a substantial and highly versatile home suited to a wide range of lifestyles with the option to be purchased mojrivitly furnished.





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	55	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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