STAGS



8 Manor House

8 Manor House, Middle Lincombe Road, Torquay, TQ1 2AF







Newton Abbot 8 miles Totnes 10 miles
Exeter 24 miles

A charming two-bedroom apartment in the Manor House of the stunning Lincombe Manor Retirement Village, offering onsite parking, stunning sea views, and immaculately presented communal gardens and facilities.

- Over 60s Retirement Apartment
- First Floor with Elevator Access
- On-Site Porter
- Stunning Sea Views from The Manor House
- Manicured Communal Gardens
- Dining and Entertainment Facilities
- Allocated Parking Space
- Leasehold- 125 years from 2012
- Service charge £6360pa, Ground rent £420pa
- Council Tax Band C / EPC G

Guide Price £140,000

SITUATION AND DESCRIPTION

Set in the extensive grounds of Lincombe Manor Retirement Village, a Grade II listed period manor house with wonderful views over Tor Bay, this apartment offers luxurious, independent living for the over 60s within easy reach of Torquay Harbour. Lincombe Manor Retirement Village has created a wonderful balance of modern convenience within a beautifully maintained, historical manor house.

This apartment is located on the first floor Manor House and with stair and elevator access. Lincombe Manor Retirement Village has superb facilities for the exclusive use of the residents and guests. These include; a bistro, restaurant, bar, gymnasium, library and TV/games room as well as several acres of grounds where you can relax and absorb the tranquillity of the area. A 24 hour porter service is available ensuring peace of mind at all times. This includes a porter driven buggy which is available upon request and a minibus for shopping trips and other occasions.

ACCOMMODATION

The hub of this two-bedroom apartment is a wonderful high-ceilinged living space with lounge area, kitchen, and space for a dining table. The sash windows, high skirting boards and coving bring charm and character into the property befitting the Grade II listed Manor in which it is set. The kitchen space is neutrally tiled and comprises of floor and wall-mounted units, sink with drainer integrated in the worktops, electric hob with hidden extractor fan above, integrated oven, slimline dishwasher, inegrated washer/dryer, and integrated fridge and freezer. Across the entrance hallway is the bright and airy principal bedroom benefitting from the same character features as the lounge giving the property a coherent style throughout. The main shower room is half-tiled and consists of a large walk-in shower cubicle with fully-tiled shower walls, WC with hidden cistern, and wash hand basin with mirror and storage attached to the wall above. Another hallway on the other side of the lounge houses a large and useful storage space, and gives access to bedroom two which could accommodate a double bed, but would also work well as a study space with plenty of natural light coming in.

OUTSIDE

The apartment has an allocated parking space. Lincombe Manor Retirement Village has several acres of grounds for the resident's enjoyment with some stunning sea views available from a variety of terraces. There is a well-equipped gym and a studio which host exercise classes and other activities. To the front of the Manor House is a lovely, level lawn, perfect for Croquet or Boules!

TENURE

Leasehold 125 years from 2012. The lease states that one of the occupants has to be over 60.

SERVICES

Mains water, drainage, gas & electricity. Electric central heating.
Standard and Superfast Broadband supplied by Openreach available in the area. Mobile networks available: EE, Three & O2

VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Torquay office proceed around the harbour onto Victoria Parade and continue along this road as it turns into Beacon Hill and Parkhill Road, at the crossroads follow straight over onto Higher Woodfield Road. Take the second right onto Middle Lincombe Road and the Lincombe Manor Retirement Village is directly at the end of the cul-de-sac.





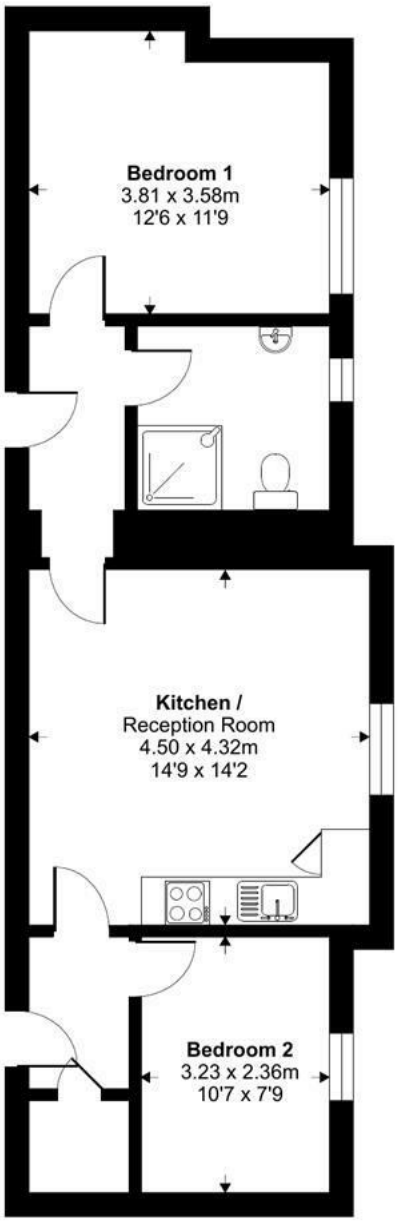






Approximate Area = 623 sq ft / 57.9 sq m

For identification only - Not to scale



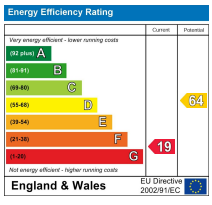
Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 948832

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.

STAGS



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