

STAGS

Hillside

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3 Courtenay Road, Newton Abbot, TQ12 1AR

Newton Abbot (train station): 0.75 miles | Teignmouth (seafront): 7 miles | Exeter: 18 miles

An elegant and substantial detached Victorian villa in the sought-after Wolborough Hill area with far-reaching views, mature gardens, extensive parking and a double garage

- Close to town, station and South Devon coast
- Approx. 4,416 sq ft of versatile accommodation
- Double garage and useful storage
- Generous space for family living and entertaining
- Mature landscaped gardens and terraces
- Ample driveway parking
- Elegant Victorian villa in sought-after Wolborough Hill
- Elevated position with far-reaching views
- Freehold
- Council tax band G

Guide Price £700,000

SITUATION

Hillside occupies an elevated position on Courtenay Road, within the highly regarded Wolborough Hill area of Newton Abbot. Its setting combines an established residential environment with convenient access to the town centre, while enjoying wide-ranging views across Newton Abbot towards the River Teign, racecourse, Bishopsteignton and surrounding countryside.

Newton Abbot provides an excellent range of shops, schools, supermarkets, leisure facilities and professional services, together with a mainline railway station, approximately a 10–15 minute walk from the property, offering direct services towards Exeter and London Paddington.

DESCRIPTION

Combining the elegance and proportions of a substantial period home with the convenience of town living, Hillside offers an exceptional amount of space in a commanding setting. Believed to date from around 1890, this handsome detached Victorian villa retains considerable character, including high ceilings, decorative cornicing, sash windows, shutters and feature fireplaces.

The accommodation extends to approximately 4,416 sq ft / 410.2 sq m, plus a 238 sq ft / 22.1 sq m double garage, and provides an impressive balance of reception rooms, six bedrooms, ancillary accommodation and useful basement space. Generous bay windows make the most of the far-reaching outlook, while mature gardens, terraces and extensive parking complement the scale of the house.







ACCOMMODATION

A panelled entrance door opens into the entrance porch and onwards to the welcoming reception hall, from which the principal ground floor rooms are arranged, with stairs rising to the first floor and separate access to the basement.

The principal reception accommodation includes an elegant dining room with a broad bay window enjoying the outlook, together with a generous sitting room opening into a sunroom. A separate study provides a useful home-working space. The kitchen/breakfast room offers good working and informal dining space, with an adjoining utility, cloakroom and further flexible annexe accommodation, offering scope for a variety of uses including a gym, home office or entertaining space, together with a utility/boot room.

The basement provides valuable ancillary space and is arranged as a workshop, wine store and large general store, offering excellent storage and scope for a variety of uses.

On the first floor, a split-level landing serves six bedrooms. The principal bedroom is particularly impressive, with a bay window framing the far-reaching views, fitted storage and an en suite shower room. Five further bedrooms provide excellent family or guest accommodation, complemented by a family bathroom with bath and separate shower.

OUTSIDE

Hillside is approached from Courtenay Road over a generous driveway providing ample off-road parking and continuing to the double garage. Mature trees, shrubs and landscaped planting frame the approach and create an attractive setting for the house.

The gardens extend around the property, with areas of lawn, established borders and a variety of paved and gravelled seating areas. A brick-paved terrace is particularly well positioned to enjoy the elevated outlook across Newton Abbot towards the River Teign, Bishopsteignton and countryside beyond.

Further terraces and landscaped areas provide a choice of places for outdoor dining and relaxation, while mature planting and established boundaries give the gardens a pleasant sense of enclosure. A timber garden shed provides additional storage.

SERVICES

Mains water, mains drainage, mains electricity and mains gas are connected. Gas-fired central heating.

According to the Ofcom, broadband available up to Ultrafast FTTP 1800 Mbps. Predicted mobile coverage is Good for EE and Vodafone and Okay for O2 and Three.

DIRECTIONS

From the A380, take the A381 exit towards Newton Abbot, Totnes and Kingskerswell. At the roundabout, take the third exit onto Torquay Road/A381. Turn left onto Church Road and then take the second right into Courtenay Road. At the brow of the hill, turn sharp right to remain on Courtenay Road. Hillside will then be found on the first left-hand corner, opposite the street light.

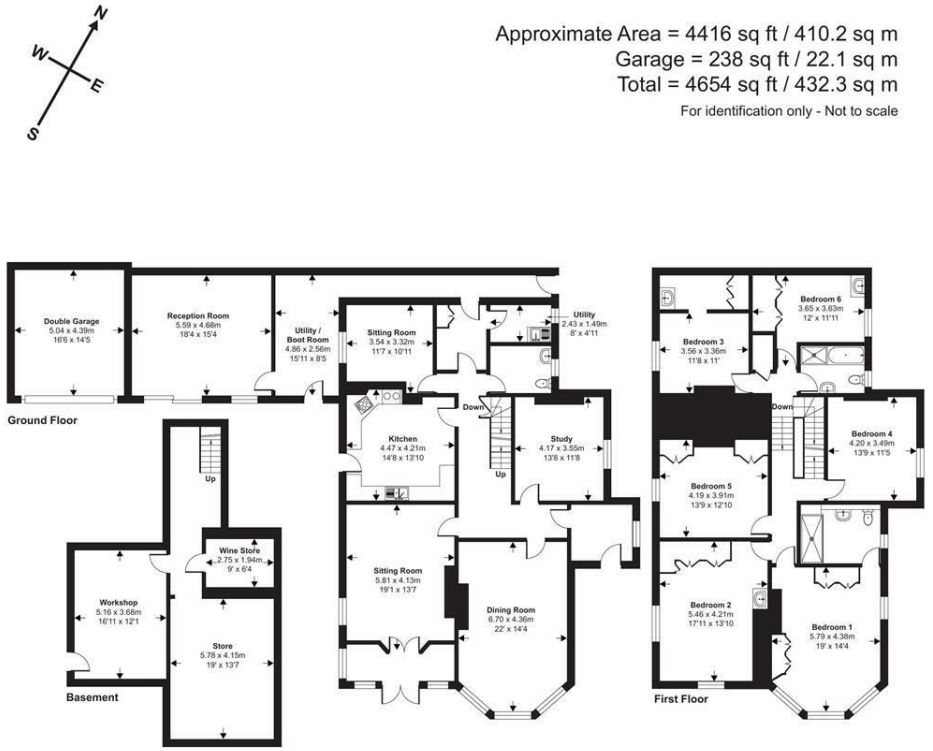


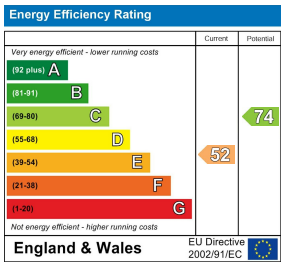




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