

Albion House







Albion House, 1 St Marys Road

Newton Abbot, Devon, TQ12 1HJ

Newton Abbot (train station): 1 mile, Torquay: 7 miles, Exeter: 18 miles

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An elegant and handsome Victorian villa set in a delightful elevated position, showcasing beautiful period features and benefiting from easy access to local amenities and major transport networks.

- Beautiful detached residence
- 3555sqft of accommodation
- Flexibility for 6 bedrooms
- Well maintained grounds
- Freehold
- Immaculately presented
- Expansive reception space
- Versatile lower ground floor
- Parking & range of buildings
- Council tax band: G

Guide Price £925,000

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SITUATION

The property is situated in Wolborough Hill, one of Newton Abbot's most sought-after residential areas. The popular residential area offers far-reaching views across the surrounding countryside while retaining an accessible location. The parks at Decoy and Bradley Valley are a short walk away, with their wooded footpaths, tennis courts and football pitches, lake and windsurfing / kayaking opportunities.

The town centre is only a short walk away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. The grammar schools in Torquay and the Exeter secondary schools are also within easy reach. Nearby is the A380 which provides access to Torbay, Exeter and the M5 beyond, whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

HISTORICAL NOTE

St Mary's and South Road, feature a range of Victorian-era buildings that reflect the broader pattern of housing development in Newton Abbot during the railway expansion. Several notable Victorian properties line the street, likely built to accommodate the influx of railway workers and associated professionals, contributing to the town's rapid growth in the late 19th century. Architectural and design styles often included a mixture of 'Italianate' and 'Tudor-Gothic Revival'.

The railway brought an influx of wealth, creating a new class of affluent industrialists, locomotive executives, professionals, and retired gentry. Seeking to escape the noise and smoke further down the valley, where the heavy industries and steam sheds operated, an emerging upper-middle class looked to the elevated slopes of Wolborough Hill. Roads like South Road and St Mary's Road were purposely laid out to command panoramic views across the Teign Valley and toward Dartmoor.

DESCRIPTION

Albion House is a fine example of a typical Victorian property of its era; high ceilings, ornate features including picture rails, decorative cornice's and ceiling roses can still be observed in some rooms.

The expansive accommodation combines spacious and versatile reception rooms with the bedrooms on the first and second floors enjoying pleasant outlooks across the valley as well as the Dartmoor National Park. Externally, the property features plentiful parking, outbuildings and low-maintenance grounds including lawned areas, a 'Mediterranean style' courtyard and a summer house set behind a wood-fired hot-tub.

ACCOMMODATION

The ground floor features an abundance of reception space, which is currently laid out as four distinctive rooms. Both the sitting and dining rooms are situated towards the front of the property; both feature open fireplaces and large bay windows with wooden, single-glazed shutters that provide ample light while showcasing the property's pleasant outlook. Towards the rear of the sitting room is a family room, which can be closed off from the formal sitting room or kept open. The snug provides access to the charming, west-facing orangery, which creates an excellent opportunity for growing indoor plants, developing seedlings, or cultivating citrus fruit. The orangery leads into a utility room, which benefits from a separate cloakroom. A separate snug is situated to the rear of the ground floor and offers an informal space for relaxing.

Towards the rear of the dwelling is the kitchen/breakfast room. A range of base kitchen units with granite worktops provide ample storage, while there is space for a dishwasher, a gas-fired Rangemaster, and an American-style fridge/freezer; meanwhile, an oil-fired Aga provides an additional, traditional method of cooking. There is also access to the rear of the property via a back door.













On the first floor are four of the property's six bedrooms. The principal suite is situated on the eastern side of the dwelling and offers ample space for a super-king-sized bed, while enjoying a bay window to make the most of the delightful outlook. Towards the rear of the bedroom is a Jack and Jill en suite bathroom comprising a central roll-top bath, a separate shower (both with traditional-style fixings), a washbasin, a heated towel rail, and a WC. This space also serves as a dressing room for the main bedroom, with plentiful wardrobes providing built-in storage.

The second bedroom also benefits from an en suite shower room with a shower, washbasin, and WC. The two further double bedrooms are serviced by a separate shower room with a shower, washbasin, and WC. The second floor features two further bedrooms, a double and a large single, which have good ceiling height and access to storage cupboards and the property's eaves.

Additionally, the lower ground floor provides further internal space for the property; these two rooms are currently set up as a gym and a storage room, with both spaces enjoying natural light.

OUTSIDE

The property is entered via electric gates that open onto the driveway, which provides parking for two vehicles and space for turning. There is additional parking for two vehicles to the rear of the dwelling, set in front of the garage and within an additional courtyard, both of which are accessed via St Mary's Road.

A lawned area runs along the front of the property, bordered by a flower bed that showcases a beautiful range of herbaceous and vibrant planting. There is a separate area of lawn to the side of the dwelling, which features the property's summerhouse, benefiting from power and lighting; set in front of the summerhouse is a wood-fired hot tub. To the western side of the property is a charming, Mediterranean-style courtyard garden featuring space for potted plants and fruit trees, as well as a small pond with power for running water.

At the rear of the dwelling is a mix of outbuildings. Just to the rear of the house is an oil shed containing the tank that solely powers the Aga. The garage features a sliding door, comfortably accommodates a vehicle, and benefits from power and lighting, while a door leads to a store that runs the same length as the garage. This area also benefits from a mezzanine floor that could offer potential for development, subject to the necessary consents. Beside the garage door is a further store, which also benefits from power and lighting.

SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating. Oil fired Aga. Ofcom advises that ultrafast broadband and mobile coverage is likely via the major providers.

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.

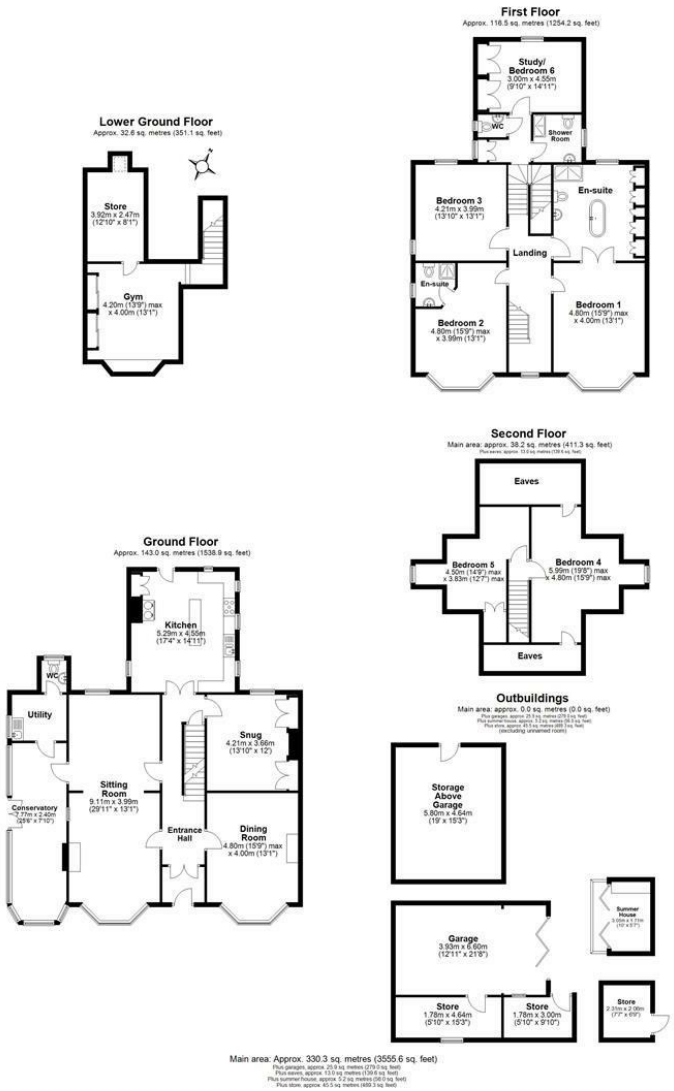
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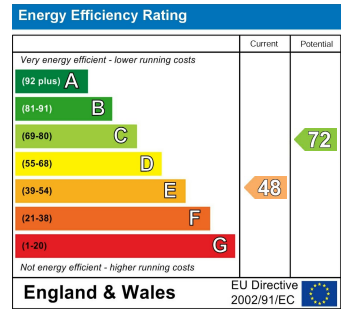
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DIRECTIONS

From the Penn Inn junction of the A380, proceed on the A381 signposted to Totnes, continuing past Sainsbury's and over the railway line for half a mile and turn left onto Church Road. Proceed up the hill and take the slight right onto Courtenay Road then, after 100 yards, turn right to continue on Courtenay Road. Follow the road around the left hand turn, continuing straight as the road becomes South Road. After a quarter of a miles, turn right onto St Mary's road, a gravel road, and the entrance to the property can be found immediately on the left hand side.

What3words: ///glow.focal.verbs





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