



HUNTERS®
HERE TO GET *you* THERE

26 College Road, Newton Abbot, TQ12 1EQ

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£998,000

- DETACHED VICTORIAN VILLA
- SOUGHT AFTER LOCATION
- MULTI GENERATIONAL LIVING
- GOOD TRANSPORT LINKS
- GOOD ACCESS TO LOCAL AMENITIES
- STUNNING VIEWS
- AMAZING VANTAGE POINT
- PERIOD FEATURES
- WONDERFUL GARDENS
- DISTINCTIVE PROPERTY



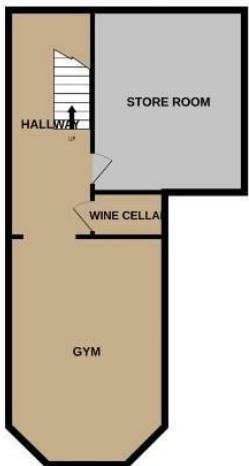
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BASEMENT

GROUND FLOOR

FIRST FLOOR

3RD FLOOR



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Location

The property is located in Wolborough Hill, one of Newton Abbot's most sought-after residential areas. This well-established neighbourhood benefits from excellent access to the surrounding countryside while remaining close to everyday amenities, the property overlooking Decoy country Park.

Residents can enjoy a wide range of leisure facilities nearby, including tennis courts and football pitches, as well as scenic walks and cycle routes.

Newton Abbot town centre is only a short walk away and offers a diverse selection of amenities, such as independent cafés, supermarkets, fitness centres, and a variety of shops and restaurants, there is also a cinema and racecourse within close vicinity.

Newton Abbot station provides direct rail services to London Paddington in approximately 2hrs 30 minutes, along with access to trains running to Edinburgh, Manchester and Birmingham, making the area ideal for commuters.

Property Information

Welcome to Beaulieu House, an exquisite 19th-century Victorian villa that exudes charm, elegance, and timeless appeal. Nestled in an elevated position in the prestigious Wolborough Hill area of Newton Abbot, this remarkable property offers breathtaking views, expansive living spaces, and beautifully landscaped gardens. With its versatile layout and abundance of features, Beaulieu House is perfectly suited for multi-generational living, a growing family, or anyone seeking a luxurious and spacious home in a tranquil setting.

Key Features:

A Stunning Victorian Home: A beautiful example of 19th-century architecture, showcasing period features and timeless design.

Generous Accommodation: Approximately 3,600 square feet of living space, offering ample room for a variety of lifestyle needs.

Multi-Generational Living: Includes a self-contained annexe, ideal for extended family, guests, or rental opportunities.

Far-Reaching Views: Enjoy panoramic vistas from the elevated position of the property.

Versatile Reception Spaces: Multiple reception rooms provide flexibility for entertaining, relaxing, or working from home.

Up to 7 Bedrooms: Spacious and well-appointed bedrooms, perfect for family living or hosting guests.

Landscaped Gardens: Beautifully maintained gardens with formal and terraced areas, offering both vibrant and tranquil outdoor spaces.

Ample Parking: Extensive off-road parking for multiple vehicles and a double garage for additional parking or storage.

Freehold Property: Ownership of both the property and the land it occupies.

Council Tax Band: G

Detailed Property Description

Self-Contained Annexe (If required house can also free flow as one.)

Beaulieu House offers a self-contained annexe that provides exceptional flexibility for its residents. With its own private entrance and hallway, this space is perfect for multi-generational living, guest accommodation, or as a source of rental income. The annexe includes a comfortable sitting room, a well-equipped kitchen with direct access to the garden, a spacious double bedroom, and an en-suite shower room. This independent living area ensures privacy and comfort while maintaining the high-quality standards of the main house.

Main House:

The main house is a testament to Victorian craftsmanship, with seven bedrooms

spread across two upper floors.

First Floor:

The principal bedroom is a standout feature, boasting a delightful bay window that frames the stunning views and an en-suite shower room for added convenience. Three additional double bedrooms and a fifth single bedroom provide ample space for family members or guests. These bedrooms are served by a generous family bathroom, ensuring comfort and practicality.

Second Floor:

The second floor offers two additional bedrooms, which are ideal for older children, visiting guests, or as dedicated work-from-home spaces. These rooms are conveniently located near a WC on the landing, adding to the functionality of this level.

Basement Level:

The basement is a hidden gem, offering a wealth of additional space for both recreational and practical purposes. It features:

A large playroom that can be transformed into a games room, home cinema, or gym.

A substantial storage room for household items.

A separate wine cellar, perfect for wine enthusiasts or additional storage.

This level adds a unique dimension to the property, providing versatility and enhancing its appeal.

The property also benefits from Fensa Certified fitted double glazing throughout.

Outdoor Spaces:

The gardens surrounding Beaulieu House are a true highlight, meticulously maintained to complement the property's charm and setting.

Front Garden:

The south-facing formal garden is a picturesque space, offering superb elevated views. A central lawn is bordered by vibrant herbaceous plants and mature shrubs, providing year-round colour and beauty. This sunlit area is perfect for outdoor entertaining, family gatherings, or simply relaxing while enjoying the stunning outlook.

Rear Garden:

The terraced garden at the rear of the property offers a more secluded and tranquil atmosphere. Thoughtfully designed, it features sheltered seating areas and attractive planting, creating a peaceful retreat from the hustle and bustle of daily life, there is also a private court yard.

Parking & Storage:

The property benefits from extensive off-road parking, accommodating multiple vehicles with ease. A double garage is located at the top of the driveway, offering additional parking or storage. At the rear of the property, there is access to a gardener's WC and extra storage space, adding further practicality to this exceptional home.

Services:

Mains water, electricity, drainage, and gas.

Gas-fired central heating ensures comfort throughout the property.

Ultrafast broadband and reliable mobile coverage are available via major providers, as advised by Ofcom.

Local Authority:

Teignbridge District Council

Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX

Tel: 01626 361101

Email: info@teignbridge.gov.uk

Directions:

From Newton Abbot Train Station, take the B3195 for 3/4 mile and turn right onto the A381, signposted to Totnes. Continue for 4 miles, then take the second left onto Church Road. Follow the road to the left and take the second right onto Courtenay Road. Proceed up the hill and go straight over the crossroads. Continue for 200 yards, and the property will be on the right-hand side, opposite Penhurst Road.

What3Words: [://feels.lush.share](http://feels.lush.share)

Energy Efficiency Rating

