



WATCOMBE LODGE

TORQUAY TQ1 4SQ



WATCOMBE LODGE, TEIGNMOUTH ROAD

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HS Owen are delighted to offer for sale this 4 bedroom property oozing opulence and grandeur. This stunning property is undeniably a slice of history having once been home to Isambard Kingdom Brunel. Watcombe Lodge is surrounded by an abundance of greenery in generous grounds, all the while backing onto Brunel Woods, enjoying an elevated sea view. Originating from the 19th Century, the property is a welcome mainstay and has undergone a number of changes since it's construction creating the substantial family home it is today.

Entrance Porch

Front elevation wooden double doors. Coving. Access to hall via glass panelled door.

Hallway

Wall mounted radiator. Picture rail. Coving. Decorative period iron radiator covers. Archway. Staircase to first floor. Storage cupboard. Door with stairs to cellar.

Store room/Utility 10' 7" x 6' 4" (3.22m x 1.93m)

Plumbing for washing machine. Front elevation sash window. Coving.

Dining Room 18' 6" x 20' 9" (5.63m x 6.32m)

Front elevation sash bay window. Window shutters. Coving. Picture rail. Marble fireplace with inset wood burner. Wall mounted radiators.

Sitting Room 23' 10" x 27' 3" (7.26m x 8.30m)

Open fire with marble surround. Front and side elevation sash bay windows. Window shutters. Wall mounted radiators. Ceiling rose. Picture rail. Coving.

Drawing Room 20' 4" x 16' 5" (6.19m x 5.00m)

Side elevation french doors to conservatory. Coving. Picture rail. Open fire with marble surround. Wall mounted radiators.

Kitchen/Breakfast Room 15' 8" x 11' 11" (4.77m x 3.63m)

Fitted kitchen with wall and base units. Granite work surfaces. Double granite sink with ingrained drainer.





Side elevation sash window. Space for range style cooker. Cooker hood. Plumbing for dish washer. Wooden flooring. Coving. Picture rail.

Conservatory 57' 7" x 15' 6" (17.54m x 4.72m)

Side elevation windows. Front elevation french doors. Tap. Power point.

WC

Low level WC. Wash hand basin. Rear elevation sash window.

First Floor Landing

Split level landing. Rear elevation sash window. Coving. Wall mounted radiator.

Bedroom One 20' 11" x 18' 6" (6.37m x 5.63m)

Front elevation sash bay window. Wall mounted radiators. Decorative fireplace with marble surround.

Master en-suite

Side elevation sash window. Wall mounted radiator. Low level WC. Wash hand basin. Panelled bath. Electric shower. Coving.

Bedroom Two 27' 3" x 15' 11" (8.30m x 4.85m)

Front elevation sash bay window. Side elevation sash window. Window shutters. Coving. Wall mounted radiators. Open fire with marble surround.

Bedroom Three 21' 7" x 15' 8" (6.57m x 4.77m)

Side elevation sash window. Picture rail. Coving. Open fire with marble surround. Storage cupboard. Wall mounted radiators.

Bedroom Four 14' 4" x 12' 7" (4.37m x 3.83m)

Side elevation sash window. Fireplace. Coving. Picture rail. Loft access. Wall mounted radiator.

Family bathroom

Low level WC. Wash hand basin. Shower cubicle. Tiling. Airing cupboard with water tank. Coving. Heated towel rail.

WC

Fitted victorian high cistern WC. Wash hand basin. Rear elevation sash window.





Shower Room

Rear elevation sash window. Shower cubicle. Dimplex heater.

Cellar hall

Fitted safe.

Wine cellar

Fitted shelving and wine storage.

**General****Services:**

All mains services are believed to be connected to the property.

Local Authority:

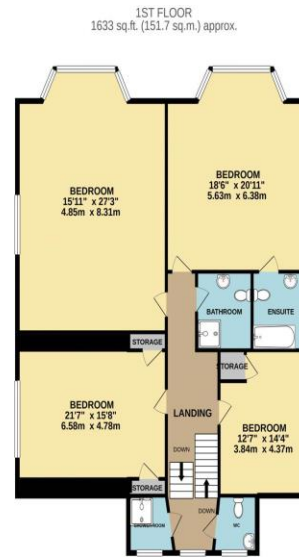
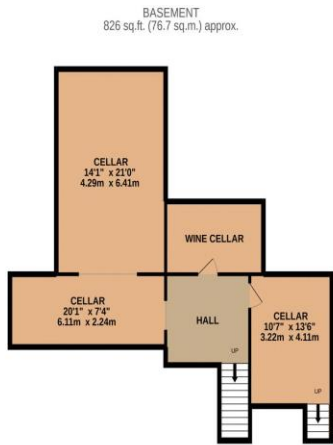
Torbay Council

Council Tax:

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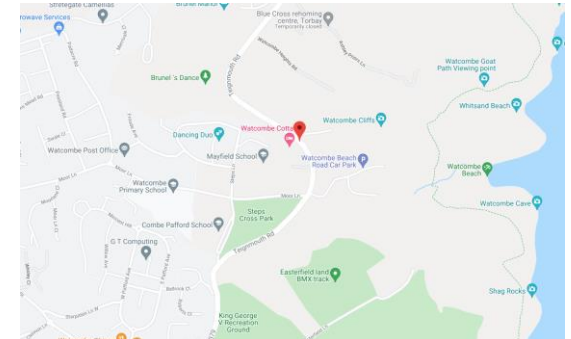






TOTAL FLOOR AREA: 4967 sq.ft. (461.5 sq.m.) approx.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.