



**JOHN COUCH**
THE ESTATE AGENT

Rutland Lodge
446 Babbacombe Road Torquay Devon

£1,000,000 Freehold



Rutland Lodge

448 Babbacombe Road Torquay Devon TQ1 1HW

£1,000,000



The major portion of a handsome Victorian Villa with separate contemporary mews house providing versatile accommodation suitable for B&B and holiday letting situated close to the harbourside

Entrance hall ■ Kitchen ■ Conservatory ■ Sitting room
Morning room ■ Ground floor bedroom ■ En-suite
4 bedrooms ■ 3 en-suites ■ Basement ■ Gardens ■ Parking
Mews house with kitchen, sitting room, shower room, 2 bedrooms, bathroom

FOR SALE FREEHOLD

The property offers a fine example of a Grade II listed Victorian Villa that has been upgraded and modernised over recent years yet still retains many original features of a bygone age. Presented with soft neutral tones that complement the period architecture there is also a sheltered courtyard style garden and off road parking. A separate contemporary end of terrace mews house provides a ready to go holiday let and is located to the rear.

LOCATION

Rutland Lodge is set amongst similar properties within the Lincombes Conservation area, where fine period homes define the architectural style of this sought after residential location. Ideally located close to the harbour, marina and town with buses on the doorstep, there are local amenities in Lisburne Square. Further facilities including boutique shops, salons, restaurants, pub, cafes, school and church can be found in the nearby village style community of Wellswood.

INTERIOR – Victorian Villa

The front door opens to a tiled vestibule where the original inner door features stained glass and opens to the spacious entrance hall. Immediately ahead is an elegant sitting room where the styling has successfully combined the historic features with contemporary touches. Large south facing windows provide an abundance of daylight and give views over the garden terrace whilst the wood-burning stove provides a warming focal point during the colder months.

Returning to the hallway the kitchen has views over the front garden area and has space to allow a table and chairs for casual dining. Across the hallway is a morning room which is currently used as a games room but would make an excellent formal dining room. Completing the ground floor accommodation is a large double bedroom with original fireplace and contemporary en-suite with walk-in shower, making this bedroom ideal for those needing easy accessibility.

Completing the accommodation at ground floor is the original Victorian conservatory which runs the length of the house and is currently used as a dining room and second sitting room.

Returning to the entrance hall the elegant original staircase rises to the first floor where there are four large double bedrooms with three contemporary en-suite bathrooms. Two of these bedrooms have views to the front and two have views to the rear courtyard garden and mews houses.

INTERIOR – Mews House

Located to the rear of Rutland Lodge with direct access either from the parking area or from the garden, the mews house is of contemporary design and is the end of a terrace of just three properties.

VIEWING BY APPOINTMENT ONLY

At the ground floor is a contemporary fully fitted kitchen that has been designed to allow space for a dining table and chairs to be placed by the window. There is also a comfortable sitting room with views over the front courtyard. A contemporary shower room and WC complete the ground floor accommodation. From the sitting room stairs rise to the first floor where there are two double bedrooms and a family bathroom.

OUTSIDE

Rutland Lodge has its own south facing courtyard garden which opens up to a space shared with the mews house.

This courtyard area has been designed for relaxation, al-fresco dining and for entertaining friends and family. The paved terrace is large enough to accommodate a table seating ten people and is partially covered with a pergola giving a Mediterranean ambiance. Adjacent to this is a covered hydro pool therapy spa and hot tub that can be used year round and to the side of the mews house is a covered built-in BBQ with stainless steel food preparation area and a wood-burning pizza oven. This area also houses a commercial washing machine and separate commercial tumble dryer.

From the road, a driveway leads to a parking area shared with two adjoining properties where there are allocated parking spaces demised to Rutland Lodge.

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the Marina and a range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter and ferry port at Plymouth provide gateways to destinations further afield.

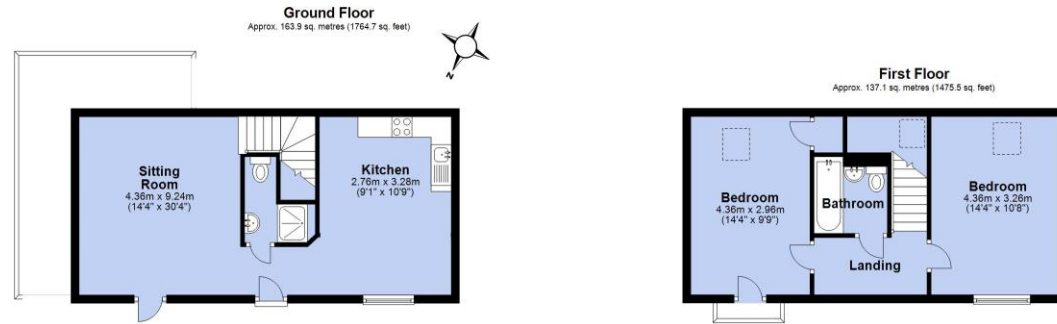
SERVICES Mains water, gas, electricity and drainage are all connected to Rutland Lodge, subject to the necessary authorities and regulations and there is gas fired central heating with radiators. The mews house has modern electric heating.

CURRENT PROPERTY TAX BAND – To be advised

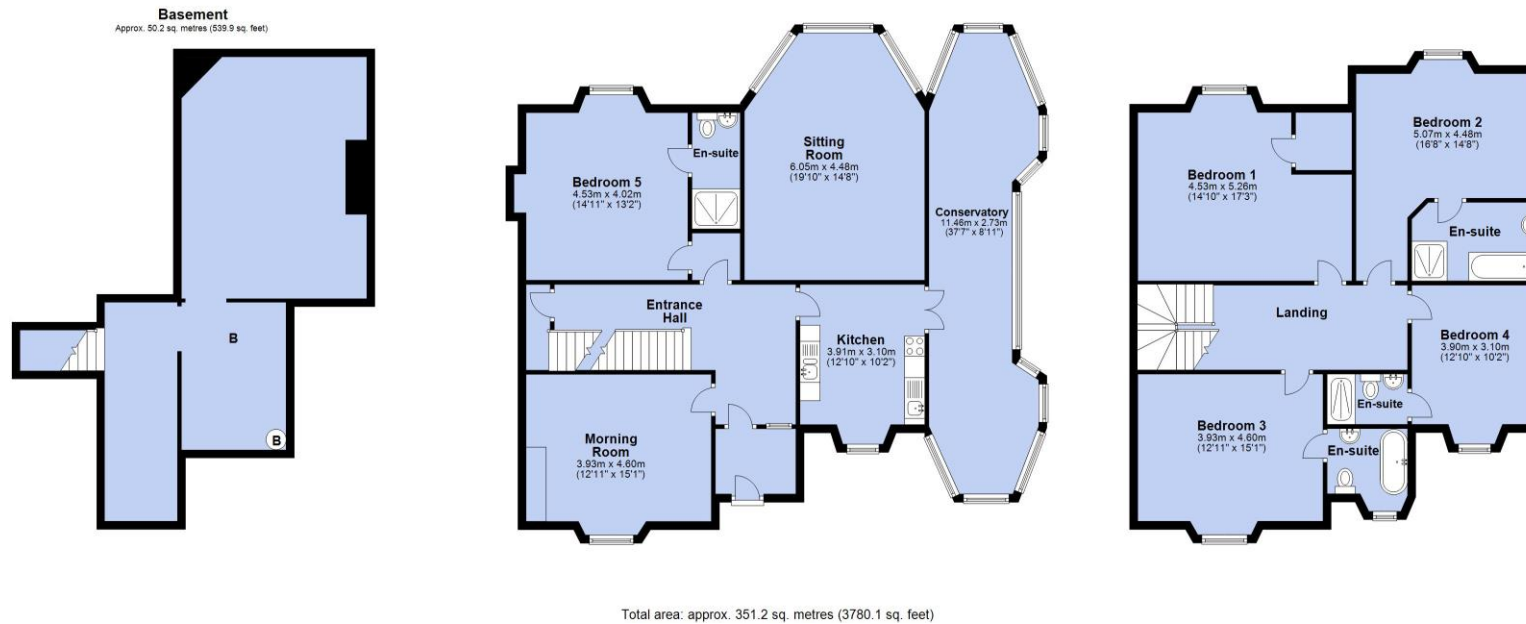




Mews House



Main House



Whilst every effort has been made to ensure the accuracy of the floor plan 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.



JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk






www.johncouch.co.uk

IMPORTANT - We would 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.