



Hallowdene and Dene Cottage
404 Babbacombe Road Torquay Devon

£1,725,000 Freehold





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FOR SALE FREEHOLD

This remarkable Victorian villa, built in 1865 has been successfully reconciled to become the complete villa of its original design whilst offering amazing potential and opportunities for ancillary accommodation. At garden level is a suite of rooms ideal for either home working or multi-generational living and to the rear of the main house is the original servant's wing which provides a separate three bedroom cottage (Dene Cottage). With sensitive updates to provide modern comforts, great care has been taken to preserve many of the fine period details resulting in a wonderfully individual home providing a variety of unique spaces. Hallowdene has been a much loved family home for many years but is now ready for its next chapter.

LOCATION

The villa sits within the Lincombes Conservation area which is sought after for its period homes and historic character. It is less than five minutes walk to the heart of Wellswood with its excellent local facilities and village style community where there is a church, school (subject to any local catchment rules), pub, restaurants, cafes, patisserie, boutique shops and salons. The harbourside, town centre and beaches are within easy reach, there are also local buses operating within the immediate area.

INTERIOR

Hidden in plain sight the villa is only just visible from the road and is accessed through automated gates which open to the driveway leading to the front of the house and garage area.

This handsome Victorian villa unfolds over three storeys with internal accommodation extending to over 5500 sq. ft. During the renovations, countless architectural details have been carefully preserved, including a series of fireplace surrounds, original ornate cornicing and plasterwork and original working shutters to the reception rooms, all of which now blend seamlessly with modern day comforts.

Ground Floor

The original front door opens to a vestibule complete with Minton style tiles where a further door inset with decorative glass opens to the splendid reception hallway. To the right side is a superb sitting room where French doors open to the balcony and full length windows with original shutters offer extensive views over the gardens and surrounding area.

Adjacent to the sitting room is a large dining room which provides space to entertain on a grand scale and once again has full length windows again with working shutters and French doors opening to the balcony, taking in pleasant open views.

The kitchen/breakfast room is situated to the east side and is fully fitted with a good range of wall and base units incorporating some integrated appliances including a range cooker set in a period style surround. A granite capped kitchen island adds additional working space with a dropped worktop providing a place for casual dining whilst enjoying views over the east garden. Completing the ground floor accommodation is a study with adjacent cloakroom.

First Floor

From the hallway the staircase rises to a landing where steps turn and rise to the main upper landing.

The magnificently proportioned principal bedroom sits to the south side of the house where attractive arched windows frame the views over the garden and flood the room with light. Bedroom two also enjoys southerly views through large arched windows and has ingenious built-in storage concealing a contemporary en-suite shower room.

Across the hallway is bedroom three which has doors opening to a balcony which sits above the entrance. Bedroom four is currently used as a dressing room and is fully fitted with a superb range of contemporary built-in furniture incorporating wardrobes, drawers and a window seat.

VIEWING BY APPOINTMENT ONLY

The family bathroom is an exceptionally large room designed to provide a real home pampering experience with double-width walk in shower, a free-standing roll-top bath and twin basins set in period style units.

Garden Level (Apartment)

From the ground floor hallway original stairs descend to the garden level where three large rooms provide a superb family entertainment zone with a home gym, games room and a separate home cinema. There is also a double bedroom and contemporary en-suite shower room. A sun room runs along the width of the house and has a small kitchenette at one end and two sets of French doors that open onto a wide decked terrace. This garden level accommodation has external access and would work well as a home working space or provide superb independent living.

Outdoors

The main gardens are on the sunny south side of the house with a balcony at first floor level running the full width of the house providing excellent views. On the east side is an enclosed garden designed to provide a safe play area with gated access to the main garden which is very private and bounded with mature plantings and has a feature gazebo that is heated and can seat up to twelve people.

At garden level doors open to a wide decked terrace giving access to the sunken hot-tub and to steps that sweep down to the large level lawn where there is a swimming pool set within a flag-stone terrace. There are further terraces, one of which incorporates a giant chess set and others that are perfect for relaxation or al-fresco dining.

A mature hedge cleverly conceals what is thought to be the original vegetable garden and there are two garden sheds one of which houses the pump and boiler for the pool.

A pathway leads around the gardens to the west side and back to the driveway where there is parking for numerous cars and where the garaging is located. (The title of the main house provides two garage bays with the third garage under title to Dene Cottage.)

Dene Cottage

Formed from the original servant's wing, Dene Cottage can be accessed from the rear of the main house or from its own private front door which opens into a space that has an ambiance all its own. Presented in a smart contemporary style where thoughtful design links the 21st century refurbishment with the building's historic past.

At ground floor level is a superb living room with windows to the west side and a kitchen/dining room to the east side with direct access to the garden. This kitchen has been superbly fitted with contemporary units and there is an original pantry cupboard and a walk-in utility room. Completing the accommodation at the ground floor is a modern bathroom with a shower over the bath. The original servant's staircase leads to the first floor where there are three double bedrooms and an additional family bathroom. Outside is a private walled garden with a terrace and mature plantings. A pathway lead around to the front door of the cottage and continues onto the driveway.

(The cottage has a separate title and can be divided from the main house to provide a separate home, suitable for letting).

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 International Marina and a good 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.

The area has many beaches and there are opportunities to indulge in array of water sports, fishing, sailing, golf, tennis, bowling and putting. There are state schools in the vicinity including grammar schools in Torquay and also at nearby Churston (subject to catchment area rules)

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 International Airport at Exeter and International Ferry Port at Plymouth provide gateways to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. Excellent, super-fast Broadband.

CURRENT PROPERTY TAX BAND Hallowdene G (Payable 2023/2024 £3554.57, Dene Cottage D (Payable 2023/2024 £2132.74).















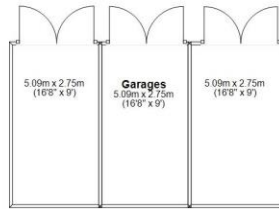
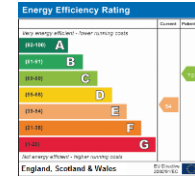
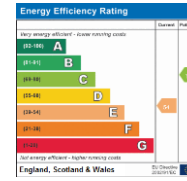






Hallowdene

Dene Cottage



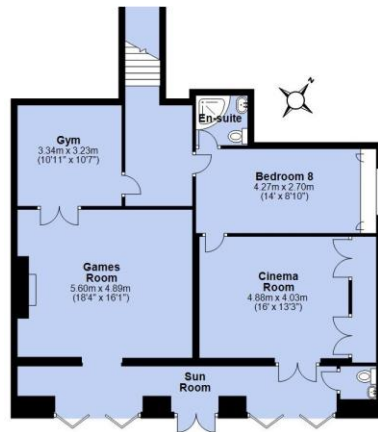
Ground Floor
Approx. 218.7 sq. metres (2353.8 sq. feet)



First Floor
Approx. 190.8 sq. metres (2053.5 sq. feet)



Garden Level
Approx. 110.3 sq. metres (1187.9 sq. feet)



Total area: approx. 519.7 sq. metres (5594.3 sq. feet)

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.



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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 effect your decision to buy, please contact us before viewing the property.