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Belton Lodge, Higher Lincombe Road, Torquay, TQ1 2EY



An Exceptionally Spacious Victorian Villa approached enjoying Excellent Sea Views across Torbay with Double Glazing, Gas Central Heating comprising Lounge, Sun Room, Dining Room, Kitchen, TV Room, Bar, Six Bedrooms, 5 Bathrooms, 2 Cloakrooms, Snooker Room, Office, Cellar Room, Lift, Sun Terrace, 2 large Garages/Parking and set in Beautiful Gardens with 2 attractive Water Features.

Part exchange within Torbay considered.

£1,250,000 Freehold

Ref: IN012174

Energy Efficiency Rating: E



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Belton Lodge Higher Lincombe Road, Torquay, Devon TQ1 2EY

The accommodation is as follows: (all measurements are approximate)

From Higher Lincombe Road sweeping driveway with motion sensor lighting leads to: Parking/turning area and access to the Double Garages.

Entrance Lobby

Timber panelled walls. Door to:

Cloakroom

Wall mounted wash hand basin with mirror and shelf over. Towel rail. Low level WC. Radiator. Karndean flooring. Second wash hand basin. Obscure double glazed window.

Also from Entrance Lobby glazed panelled door to:

Entrance Hall

24'2" x 24'0" (7.37m x 7.32m)

Karndean flooring. Fire surround with inset marble and matching hearth. Large arched window (not double glazed). Feature glass fronted illuminated display cases. Myson radiator. Cornice ceiling. Picture rail. Wind down chandelier. Four electric wall light points. Magnificent staircase rising to the first floor. Additional staircase to lower ground floor. Door to:

Lounge

39'9" x 15'0" (12.12m x 4.59m)



Two large double glazed Bay windows enjoying excellent sea views across Torbay. Cornice ceiling. Picture rail. Three Myson radiators. Louis style fire surround with inset marble, matching hearth and open multi fuel fire place. Oak flooring. Folding doors to:

Dining Room

18'4" plus square recess x 12'1" (5.61m plus square recess x 3.69m)



Built in unit with glass display shelves. Corner marble fire place. Two electric picture lights. Myson radiator. Glazed panelled door to:

Sun Room

14'2" x 11'2" (max) (4.34m x 3.41m (max))



Twin doors to Sun Terrace. Electric wall light. Power points.

Also from Dining Room glazed panelled doors to:

Kitchen

23'4" x 15'6" (irregular shape) (7.13m x 4.73m (irregular shape))

Part vaulted ceiling. Fitted range of Birch base units with work surfaces over and matching wall cupboards including glazed doors for china display. Two matching dressers, again having glass display shelves. Gas fueled Aga cooker. Plumbing for dishwasher. Double stainless steel sink. Door to shelved larder cupboard. Karndean flooring.

From Entrance Hall Door to:

Inner Corridor

Intruder alarm controls. Built in cupboard housing electrics consumer box. Fitted cupboards matching the kitchen units. Karndean flooring. Access to lift. Radiator.

Again from the Entrance Hall door to:

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TV Room

14'0" x 13'10" (4.28m x 4.24m)

Picture rail. Attractive wall mouldings. Dado rail. Adams style fire surround with inset marble and living flame gas fire. Radiator. Double glazed window overlooks front entrance area. Opening to:

Bar Area

8'11" x 8'8" (2.74m x 2.66m)



Delicate coving. Picture rail. Radiator. Fitted bar with shelving and stainless steel sink. Large arched mirror and shelving. Double glazed panelled door to outside.

From Entrance Hall impressive staircase to:

First Floor Landing

Cornice ceiling. Sky light. Four picture lights. Myson radiator. Glazed panelled door to the left leads to:

Inner Lobby

Built in linen cupboard with top cupboard over.

Bathroom

'L' shaped with feature archway and shelved arch. Pedestal wash hand basin with mirror and electric light over. Walk in tiled shower cubicle, Two arched tilt and turn windows over front and one over side. White panelled bath with mixer tap and shower attachment. Low level WC. Radiator.

Bedroom 3

14'0" x 13'9" (4.28m x 4.20m)

Picture rail. Built in range of wardrobes and drawers. Radiator. Double glazed window overlooks the front.

Master Bedroom 1

19'5" x 16'0" (5.94m x 4.89m)

Cornice ceiling. Picture rail. Two radiators. Excellent sea views. Built in range of wardrobes with glazed panelled doors and matching drawers and bedside tables. Door to:

En Suite

8'11" x 8'9" (2.73m x 2.67m)

White panelled bath with twin hand grip. Mixer tap and shower attachment. Pedestal wash hand basin. Walk in corner tiled shower cubicle with multi function shower. Low level WC. Bidet. Radiator. Heated towel rail. Double glazed window overlooks the garden.

Bedroom 2

19'6" x 16'0" (5.95m x 4.90m)

Picture rail. Coved ceiling. Built in wardrobes with glazed panelled doors. Wash hand basin set in vanity unit. Two radiators. Two windows enjoying excellent sea views.

Glazed panelled door to Inner Lobby. Lift. Radiator. Door to:

Bedroom 6

16'7" plus recess x 15'4" (5.06m plus recess x 4.69m)

Radiator. 2 double glazed windows overlooking front.

Bathroom

Large jacuzzi bath with mixer tap and shower attachment. Pedestal wash hand basin with mirror and electric light over. Low level WC. Part tiled walls.

From the First Floor and to the right - archway and steps lead down to:

Lobby

Two built in cupboards. Radiator. Door to:

Bedroom 4

22'2" x 12'1" (6.76m x 3.70m)

Double glazed windows overlooking the sea, gardens and side. Picture rail. Corner fire place. Radiator. Built in range of wardrobes with matching top boxes, bedside cabinets and drawers. Built in wash hand basin in vanity unit with mirror and light over.

Bathroom

Panelled bath with twin hand grip mixer tap and Mira shower. Low level WC. Bidet. Radiator. Pedestal wash hand basin with mirror and electric light over. Tiled walls.

Again from the Lobby steps lead up to: Second Floor Landing

Bedroom 5

17'5" x 12'1" (5.32m x 3.69m)

Double glazed window enjoying excellent sea views and double glazed obscure side window. Picture rail. Built in wardrobes with glazed panelled doors. Vanity unit with drawers beneath and mirror over. Radiator.

Bathroom

Suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mirror and electric light over. Part tiled walls. Dimplex electric wall heater.

Lobby

Skylight and built in cupboard.

From the Entrance Hall stairs lead down to:

Lower Ground Floor Area

20'5" x 10'11" opening to area 12'10" x 9'8" (6.23m x 3.35m opening to area 3.92m x 2.95m)

Lower Ground Floor Area: Radiator.

Opening to area: Door to store with slate shelf and further Door to:

Inner Hall Area

54'5" x 12'1" plus recess (16.6m x 3.69m plus recess)

Two built in cupboards. Radiator

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Cloakroom

Low level WC. Pedestal wash hand basin with mirror over.

Boiler Room

17'10" x 12'5" (5.46m x 3.81m)

Stainless steel double sink. Space for Washing Machines and Tumble Drier etc. Potterton heavy duty gas boiler and Hot Water Tank. Fitted wall cupboards. Large window with obscure glass.

Office

18'7" into recess x 14'9" (5.68m into recess x 4.5m)

Parquet flooring. Radiator. High level double glazed window overlooking garden.

Snooker Room

27'5" x 14'9" plus recess (8.38m x 4.50m plus recess)

2 double glazed windows overlooking garden. Radiator. Full size snooker table with suspended light over. 5 wall lights. Exposed stone wall with wood burning stone. Steps up to door to outside.

Room

13'6" x 13'6" (4.14m x 4.13m)

Radiator. Door to:

Cellar Room

9'1" x 8'11" (2.77m x 2.73m)

Feature stone/brick wall.

Garden Room

Beneath the Terrace with patio doors at both ends. Shower point, WC and hand wash basin. Large storage area.

The grounds are a feature of the property and include an original Stone fountain with pond. A further water feature, Sun terrace with Italian walling and steps to Lawned area. Attractive Pagoda. Outside lighting. Vegetable garden. Steps down to Gate which leads to Middle Lincombe Road.

Garden photo



Water feature



Pagoda



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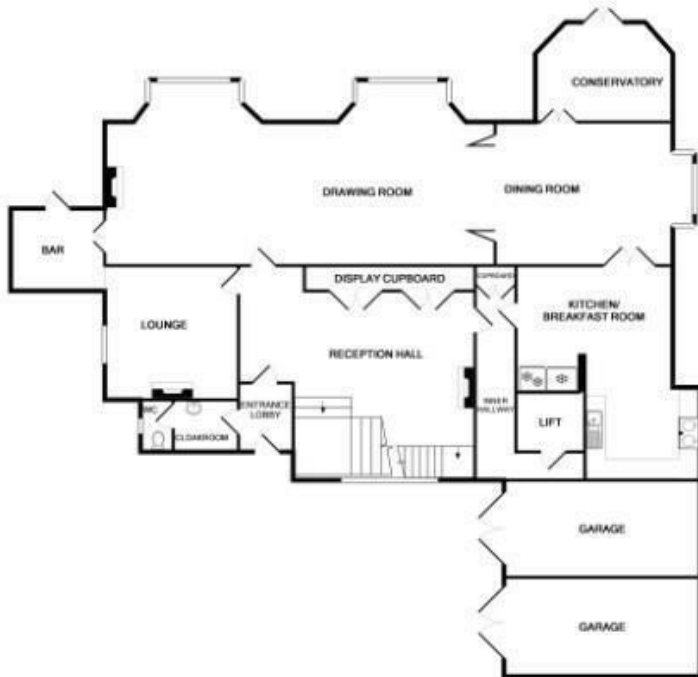
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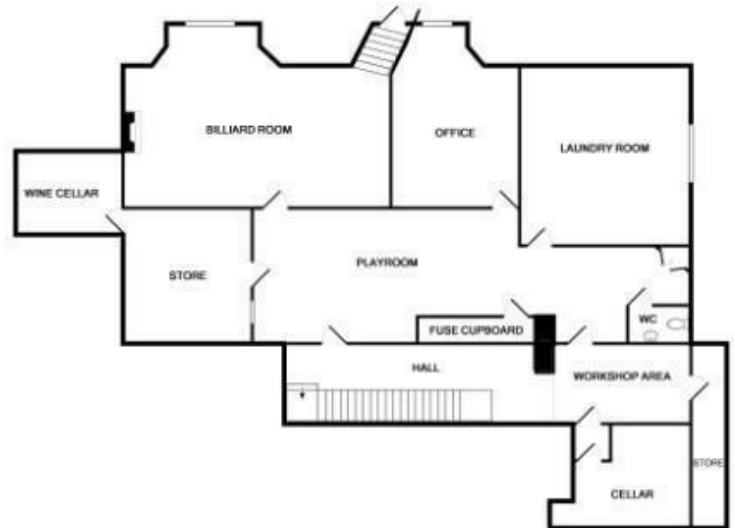
1ST FLOOR



2ND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

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