



**STAGS**

Merton Lodge

# Merton Lodge

Middle Lincombe Road, Torquay, TQ1 2NE

Newton Abbot 8 miles, Exeter 25 miles, Totnes 10 miles.

- Mid 1850s Victorian Villa
- Sought after Lincombe's Location
- Over 6,000 sq ft of Accommodation
- 4 Bedrooms (Master en suite)
- Two Apartments with Income Potential
- Extensive Gardens
- Grade II Listed

**Guide price £725,000**

## SITUATION

Torquay provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered deep water bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along South Devon's coastal footpaths, with local golf courses also nearby. A short distance to the north lies the magnificent Dartmoor National Park.

Torquay became fashionable for naval officers and other affluent families during the first half of the 19th century, which prompted the building of many large fashionable villas and exclusive hotels. Today, Torquay is well served with direct rail links to the major cities, a motorway network and nearby airport at the Cathedral City of Exeter.

## DESCRIPTION

In the same family ownership for the past 30 years, Merton Lodge is a substantial Grade II listed Victorian Villa dating from the mid-19th century, set in almost 1 acre. The property offers great potential for renovation, either as a spacious family home or retaining the existing layout with the two apartments providing potential income. Currently the main house offers spacious accommodation including 4 bedrooms and 4 spacious reception rooms, plus kitchen/breakfast room off the large reception hall. The two apartments occupy the service wing and are accessed externally, the larger apartment has 3 bedrooms and the smaller has 1 bedroom. Extensive and private grounds extend to three sides of the property.



A substantial Grade II listed villa set in extensive grounds retaining many original features





## ACCOMMODATION

From the parking area the front door opens to an entrance vestibule and on into the reception hall with feature fireplace and oak staircase rising to the first floor. Off the hall are 3 large reception rooms including sitting room, dining room, and a further reception room. All retaining many period features including panelled doors, mouldings, window shutters, fireplaces and cornicing, and with bay windows overlooking the gardens. A sun room is accessed from the sitting room or reception room and has double doors opening to the garden. The kitchen and breakfast room are joined by an archway. There are a range of storage units with solid wood worktops and space for a gas range cooker and dishwasher. A door leads to the utility room with plumbing for a washing machine and access externally.

To the first floor are 4 spacious bedrooms, the master has an en suite shower room and a dressing room, the others share the family bathroom with bath and shower cubicle. They also retain feature fireplaces and window shutters, and the master has views towards Torre Abbey Sands.

## THE APARTMENTS

Both apartments have internal and external access. The ground floor apartment has 1 bedroom, entrance hall, living room, kitchen and shower room. The first floor apartment has 3 bedrooms, with bedrooms 1 and 2 accessing a balcony, large living room, kitchen/breakfast room with access to a terrace, and bathroom with bath and shower cubicle.

## GARDEN & GROUNDS

The property is approached from Middle Lincombe Road through the original gate pillars (separately Grade II Listed) leading to a driveway parking area and single garage. A wrought iron fence with gate lead to the south facing garden, with terraced lawns descending to a wooded area with pedestrian access to Lincombe Drive. The side garden is laid to lawn with a redundant pond. Steps rise to an additional terrace and parking accessed from Middle Lincombe Road. The garden retains a high degree of privacy being surrounded by tall trees, walling and hedging.

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating.

## LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel : 01803 201201

E-mail: [fss@torbay.gov.uk](mailto:fss@torbay.gov.uk)

## VIEWING ARRANGEMENT

Strictly by prior appointment only with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay office proceed around the harbour onto Victoria Parade and continue along this road as it turns into Beacon Hill and Parkhill Road, at the crossroads follow straight over onto Higher Woodfield Road. Take the second right onto Middle Lincombe Road where you will find the property shortly on your right.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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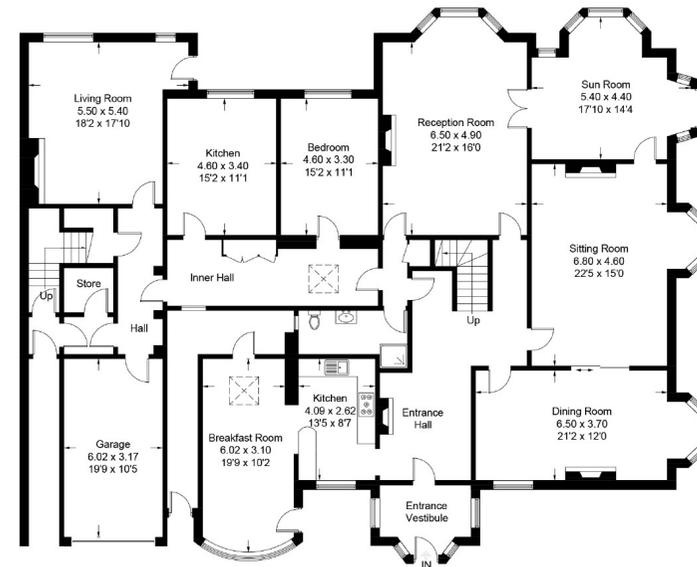
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	D	B
B	B	E	C
C	C	F	D
D	D	G	E
E	E	H	F
F	F	I	G
G	G	J	H

Energy Efficiency: Current 71, Potential 71  
 Environmental Impact: Current 61, Potential 28

Approximate Gross Internal Area = 581.5 sq m / 6259 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID354665)