



Maidencombe, Torquay

5x  3x 

ENERGY
RATING
E53

- Video Walk-through Available
- Individual Detached House
- 5 Bedrooms (2 en-suite)
- Drone Fly-By Video
- Generous Garden and Swimming Pool

- Detached Double Garage & Annexe
- Gated Driveway Parking
- Lovely Countryside Views
- Extensive Living Space
- Sought-After Location

Guide Price:
£1,000,000
FREEHOLD

Pirates Rest, Teignmouth Road, Maidencombe, Torquay, TQ1 4TP



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

Pirates Rest, Teignmouth Road, Maidencombe, Torquay, TQ1 4TP

Occupying an enviable position and enjoying wonderful far-reaching views, this individual detached home is located in a highly sought-after location and offers spacious and versatile accommodation. Pirates Rest also boasts a separate self-contained annexe, double garage, large gardens and a swimming pool. The main home has five bedrooms, two of which are en-suite. The reception rooms are open plan, bright and airy with lovely views. The annexe would suit an elderly relative, Airbnb or for home working and the generous gardens are landscaped with lawns, terraces and heated swimming pool. Viewings come highly recommended to appreciate all this wonderful family home offers.

Maidencombe lies on the coast road midway between the popular village of Shaldon and the coastal resort of Torquay which is renowned as The English Riviera. Maidencombe itself is a pretty and exclusive hamlet with the highly regarded pub/restaurant 'The Thatched Tavern' and a wonderful beach predominantly enjoyed by locals. The South West coastal path is only a short walk away taking in the wonderful sea and coastal views. Within a short drive are the towns of Teignmouth, Torquay and Newton Abbot which all offer an extensive range of shopping and leisure facilities and a good choice of schooling for all ages. With many beaches and Dartmoor on your doorstep here are good transport links with the A380/M5 and mainline railway stations within easy access.

Main House:

A uPVC decorative obscure double glazed entrance door and porch with windows to front and side and multi obscure glazed double doors lead to the reception hallway with stairs to first floor with storage cupboard under and cloakroom/WC with low-level WC, pedestal wash basin, tiled walls and flooring and storage cupboard. The living room is a bright dual-aspect room overlooking the garden and enjoying views over the surrounding countryside and the sea at Babbacombe with the Cary Arms and coastline beyond, feature fireplace with multi fuel burning stove. The sitting room opens to the sun lounge with feature columns and French doors opening to the garden enjoying the superb countryside views. An archway leads into the dining room with recessed shelving and window to side. There is an extensively fitted kitchen/breakfast room with a range of wall and base units with ample work surfaces, tiled splashback, inset single drainer sink unit, space for range style cooker and appliances. The breakfast area has tiled flooring, double glazed windows to front and side and door to outside. Also on the ground floor there are two bedrooms, one being dual-aspect with windows to front and side enjoying the superb rural views, with built-in mirror fronted wardrobe. The other bedroom has a window to front and an en-suite shower room with shower cubicle, vanity wash basin, low level WC, tiled walls and flooring.

On the first floor there is a galleried landing with window to rear enjoying the superb rural views. The master bedroom has a range of fitted bedroom furniture and sliding patio doors leading onto a generous paved balcony enjoying a pleasant outlook over the garden and surrounding countryside. Off the bedroom there is a dressing area with built-in wardrobes and door to the en-suite bath/shower room with feature arch window, freestanding roll top bath with mixed tap/shower attachment, separate shower cubicle, low-level WC, bidet, and vanity wash basin with marble top. There are two further bedrooms, one of which enjoys pleasant views of the garden

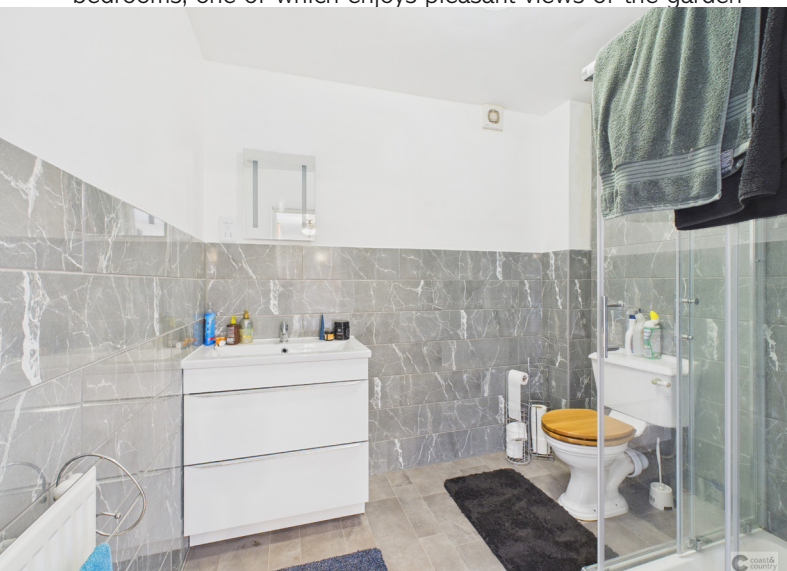
and surrounding countryside and towards the sea at the Cary Arms in Babbacombe with coastline beyond, and fitted bedroom furniture.

Annexe: The annexe is situated below the double garage and has its own entrance via the garden with a sliding patio door to an open plan living room/bedroom area with laminate flooring and window to rear. The kitchen has a modern range of wall and base units with work surfaces, matching splashback, built-in oven and hob, space for appliances and door leading to the garden enjoying the pleasant views. There is also a shower room which has been refitted with a modern suite comprising corner shower cubicle, low-level WC, vanity wash basin and part tiled walls and tiled flooring.

Gardens & Parking: The house is set in a large plot and to the front there are electric remote-controlled gates leading to a large brick paved driveway providing ample parking and access to the double garage which has an electric roller door and courtesy door to side. A gate and path lead to the generous rear garden which is also accessed from the sun lounge of the main house and enjoys pleasant views of the surrounding countryside. with a paved terrace perfect for alfresco dining and enjoying the sun, hot tub, further large paved terrace surrounds the heated swimming pool, level lawned area with summer house and steps to further lawned garden enjoying a degree of privacy with mature hedging and trees.

Directions:

From Shaldon, head towards Torquay on the coast road, after you see the Welcome to Maidencombe sign, take the second driveway on the left just after the red Royal Mail post box where the property can be found.



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Approximate total area⁽¹⁾

3808 ft²

353.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band G

Tenure: Freehold

Mains water. Mains gas. Mains electricity. Private drainage.

The property is situated on a private road, and there may be a liability for a share of the maintenance costs in the future.

In 2017 planning was granted for demolishing the existing home to build an impressive home of approx. 8,000 sq. ft over three floors with a triple garage (Ref. P/2016/0711)

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.