



B O T C H I L L H O U S E

Botchill House

Hensford Road, Dawlish, Devon EX7 0QX

Dawlish 2 miles • A380 4 miles • Exeter 16 miles

A substantial freehold property of 5,500 sqft set in a rural location in grounds of 4.89 acres with scope for a variety of uses (stp)

- Detached 19th century house adapted and extended for commercial use
- Currently 13 bedrooms, 10 bath/shower rooms, 5 reception rooms
- Extensive gardens and orchard
- Scope for alternative commercial or residential uses, subject to the necessary consents





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Situation

Botchill House is situated in a rural location 1.5 miles inland from the coastal resort of Dawlish which provides an extensive range of shops and other facilities. The cathedral and university city of Exeter is about 16 miles, which provides a range of facilities befitting a centre of this importance.

Dawlish has several beaches, whilst at Dawlish Warren there is a 2 mile stretch of sand. Other leisure facilities in the area include Haldon Forest for walking, riding and cycling, Ashcombe Adventure Centre, Teignmouth Golf Club and the Dartmoor National Park.

The property is well placed for good communications with the A380 being only 4 miles. There are railway stations at Dawlish, Newton Abbot and Exeter.

Description

It is believed that the house was built in the mid-19th century (then known as Botchill Farm) and it later became associated with Langdon House Hospital. Though it is believed consent was granted for it to be turned into a dwelling in 1981, this was never implemented. Around that time it was purchased by Botchill House Trust and it is now owned by Havencare. The property was extended in 1986 and subsequently extended in 2003. The substantial building of over 5500 sqft now provides 13 bedrooms for residents, the majority shower rooms, with ancillary facilities such as kitchen, dining room, residents' sitting rooms, all set within extensive gardens along with a large parking and turning area. Attractive rural views are enjoyed from some rooms and from the grounds. Whilst the building has been adapted to the current use, it retains the key attributes of a dwelling and, subject to internal remodelling, could readily be returned to such a use or potentially sub-divided into two or more residential properties, subject to the necessary consents.

As well as the extensive gardens on the west side is a large level fruit tree orchard, the majority being apples,



which enjoys long frontage to Hensford Road. There is also vehicular access at the far end (the access track here also provides access to a neighbouring property). In total, the property amounts to 4.89 acres approx., as shown on the enclosed plan.

Planning Permission

The current building, we believe, has consent for Use Class C2. This is the provision of residential accommodation and care to people in need of care. Use as a hospital or nursing home. Use as a residential school, college or training centre. A Pre-application has been submitted to Teignbridge District Council to convert existing care home to two residential dwellings and a decision is awaited.

Services

Mains water. Mains electricity. Private drainage. Propane gas central heating.

Directions

The postcode gets one near to the property. It is on the righthand side (coming from the north), just after Millcroft Bungalow and opposite Millcroft Farm.

Offers

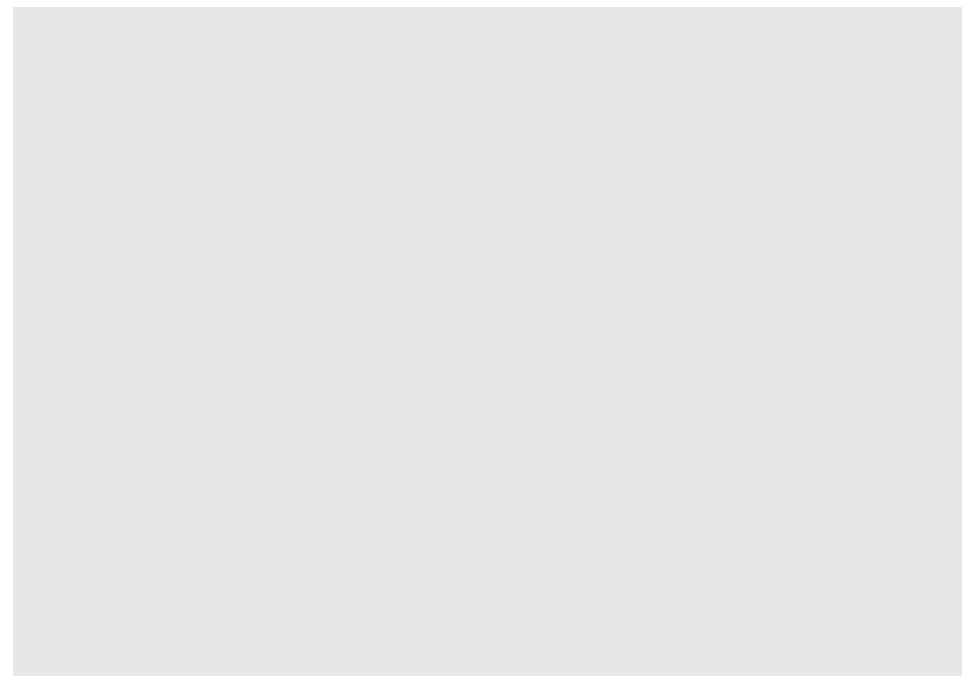
Offers are invited for the freehold interest as a whole, either on a conditional or unconditional basis. It is likely a date will be fixed for the final submission of offers, which will be announced in due course.

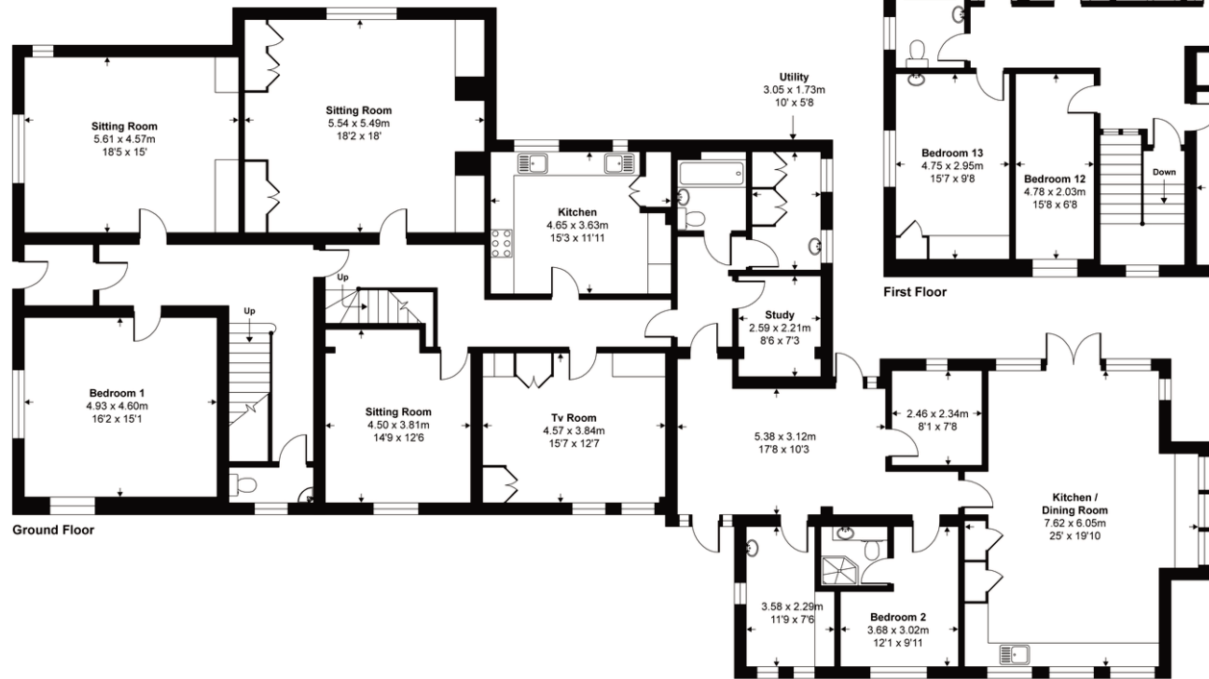
Viewing

Strictly and any appointment through Stags on 01392 255202. There will be strict viewings days and all viewers will be required to take a Covid test and wait for the results on site, prior to inspecting the property.

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







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