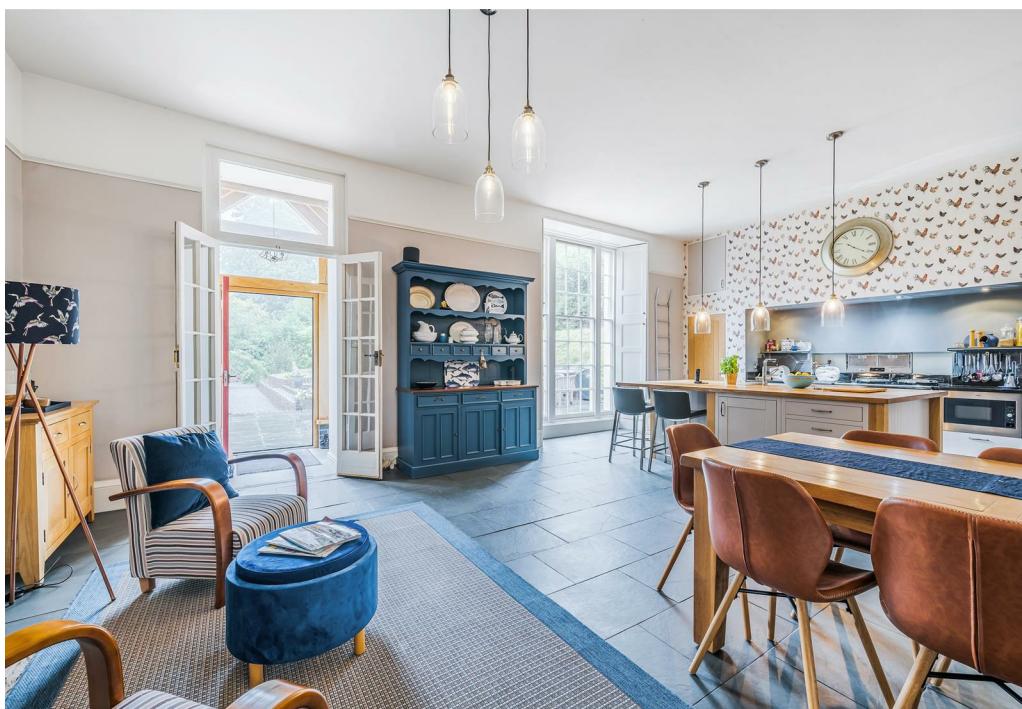




Lanscombe House,







# Lanscombe House,

Cockington Village, Torquay, Devon, TQ2 6XA

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

Lanscombe House lies in an unrivalled location in Torquay, secluded within a hidden valley and on the edge of Cockington Village with its numerous thatches, local pub and surrounding country park; all just a short rural stroll to the sea. This exceptional property nestles in over an acre of stunning gardens and has been lovingly restored to its former glory by the current owners who have lavished years of care and detailed attention to make it the beautiful contemporary styled, period home it is today. It has the added benefit of three annexes with a 2-bed cottage run as a successful holiday let business and 2, 1 bed duplex apartments all with optional residential planning approval offering flexible use for extended family or tapping in to the lucrative holiday market.

- Substantial Period Home with Annexes & Successful Holiday Lets
- Three Generous Reception Rooms & Bar
- Garage & Parking for Numerous Vehicles
- Presented in Immaculate Order Throughout
- Grade II Listed Period Home within a Conservation Area
- Five Double Bedrooms all with Ensuites
- Expansive Landscaped Gardens
- Heated Swimming Pool & Outhouse/Garden Room
- 2 Bed Holiday Cottage & 2, 1 Bed Apartments with Residential Approval
- Freehold

Asking Price £2,100,000

Stags Torquay

6 Vaughan Parade, Torquay, TQ2 5EG

01803 200160 | [torquay@stags.co.uk](mailto:torquay@stags.co.uk)

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



#### DESCRIPTION

Lanscombe House lies in an unrivalled location in Torquay, secluded within a hidden valley and on the edge of Cockington Village with its numerous thatches, local pub and surrounding country park; all just a short rural stroll to the sea. This exceptional property nestles in over an acre of stunning gardens and has been lovingly restored to its former glory by the current owners who have lavished years of care and detailed attention to make it the beautiful contemporary styled, period home it is today. It has the added benefit of three annexes with a 2-bed cottage run as a successful holiday let business and 2, 1 bed duplex apartments all with optional residential planning approval offering flexible use for extended family or tapping in to the lucrative holiday market.

Lanscombe House lies in a very private location hidden behind wisteria draped stone walls within the historic Cockington Village that nestles at the centre of the former manorial estate now known as Cockington Country Park. The largely thatched village and Lutyens designed pub is just a short stroll to the sea through the old water meadows. Lanscombe's origins date back to the mid-1800's believed to have been built as a Tanner's House and later rebuilt as the Dower house for Cockington Court. This delightful property faces SE and sits in over an acre of stunning gardens in a design inspired by Gertrude Jeckell and Sir Edward Lutyens. The house has been lovingly restored back to its former glory by sensitively refurbishing and updating to a high standard to make this the beautiful contemporary period home it is today. It has the added benefit of three attached annexes with a 2-bed cottage run as a successful holiday let business and 2, 1 bed duplex apartments all with optional residential planning approval.

Briefly the accommodation comprises a generous open-plan kitchen/breakfast/entertaining space, drawing room and sitting room with a handy utility/boot room and bar! The grand staircase rises to the first floor with five bedrooms, all with ensuites most enjoying glorious views over the gardens. To the rear an attached two bedroom cottage and 2, 1 bed apartments have been run as successful holiday lets for many years. Outside the property further benefits from beautifully landscaped gardens, two parking areas providing space for several vehicles, a garage with outhouse and swimming pool.

#### SITUATION

Lanscombe House is situated in the idyllic village of Cockington, hidden in a deep valley just one mile from the bustle of Torquay where there are golden beaches, cliff walks, golf courses and plenty of recreational facilities. Cockington is often referred to as the most beautiful village in England, and is the epitome of the chocolate box postcard English village. With more than its fair share of thatched houses, a lovely old pub, village shops and local businesses, Cockington is really somewhere very different. Surrounded by Torquay, it retains its individuality and rural charm. This is a unique opportunity to live in a country paradise, yet only a short distance from the centre of one of England's favourite resorts, and within walking distance from the beach.

#### VENDOR COMMENT

Lanscombe House cast its spell over us the moment we found it. As we left the coast behind, we seemed to enter a different world as we meandered up a hidden valley that took us to Cockington and Lanscombe House. To be fair the property was pretty run down, but its period charm, secluded setting and sense of space and light inside seduced us to ignore the work that was required to eventually make it our family home. We explored further, discovering the thatched village with its pub, cafes and the surrounding country park with its numerous trails and woodland walks. We knew we had finally found what we were looking for - it was the perfect blend of countryside living but just a stroll away from the coast and Torquay beyond with its great choice of schools for our children, entertainment and leisure facilities.





#### ACCOMMODATION

The approach to the property is via the gated gravelled driveway and parking area that leads to the front door and into the entrance hall, currently being used as a study area, then into the kitchen/breakfast/living room, the beating heart of this stunning home. A generous room boasting tall windows and high ceilings, the perfect space to entertain family and friends. The kitchen area benefits from a large central island providing prep space and a handy breakfast bar, inset Butler sink and integral Neff dishwasher. A four-oven gas AGA takes centre stage creating a warm ambience year-round with an integral microwave oven for convenience. Two large pantry cupboards frame either side of the oven with a storage area above allowing for a seamless clutter free feel. The kitchen area offers a dining space ideal for a large table with seating area arranged around the log burner. Access to the SE facing principal garden area is off the kitchen via double doors and an Oak framed porch onto the patio area. A connecting door from the kitchen leads through to a drawing room with large sash windows overlooking the gardens with an original marble mantle above a log burner. A further door leads through to the utility/boot room, a handy space for storage with power and plumbing for laundry.

Off the entrance hall is the rear lobby and stairs, leading to the sitting room that boasts the same period charm with high ceilings, picture rails and deep skirting boards; the focal point of the room being the log burner creating the ideal spot to relax and enjoy a good book. A home wouldn't be complete without its own bar and Lanscombe House is no exception, this useful addition to the property is sure to be a talking point of your friends and family and will be a much-loved part of the home. A downstairs WC with original quarry tiled floor and understairs storage cupboard completes the accommodation on the ground floor. Drift upstairs to the first floor where the spacious landing allows access to all rooms. The principal bedroom suite boasts commanding views over the gardens and beyond with an original fireplace and built in range of wardrobes providing ample storage. The ensuite bathroom has a contemporary fitted four-piece suite with a modern 'slipper' bath, low level WC, wash hand basin with vanity unit below and separate shower cubicle with rainwater shower head, heated towel rail and under floor heating. Bedrooms two, three and four, also doubles, enjoy similar extensive views and ensuite shower rooms. Bedroom five is located to the rear of the property and comprises a modern ensuite bathroom and fitted wardrobes.

Attached to the rear of the property and currently arranged as annex accommodation and a luxury holiday let are Mallock, Magnolia and Wisteria cottages. Mallock Cottage is a modern addition comprising two bedrooms with ensuite to the main bedroom and a family bathroom, sitting room with conservatory and recently fitted kitchen. Wisteria and Magnolia comprise the original cross wing and are two separate one bed duplex apartments both affording double bedrooms with ensuites and open-plan living/kitchen spaces presented in excellent order throughout. All cottages have their own parking and outside spaces.

#### OUTSIDE

Step outside into the expansive landscaped gardens seamlessly integrated with the surrounding countryside; measuring over an acre, it affords a high degree of privacy and seclusion year-round. From the garden you have direct access to the surrounding 400 acres of Cockington Country Park offering miles of trails for dog walks and gravelled cycle paths linking to the wider rural networks. The main garden lies to the SE and has a large patio area providing the perfect spot to sit and relax and entertain while taking in the glorious surroundings and tranquil setting. The patio leads to further seating areas making the most of its sunny position and features a circular fire pit area to extend the evening when entertaining. A gravel path bisects the level lawns framed by established borders and meanders to the rear of the garden with access to a timber framed garden room with power and potential to be an office or studio. At the rear of the garden through specimen trees and shrubs a gravelled parking area provides space for a motorhome or boat via a five-bar gate. A further parking area close to the house is again laid to gravel with space for multiple cars and access to the integrated garage and out-house with shower room and kitchenette opening to the heated swimming pool, perfect for those hot summer days. The out-house has potential for a gym/studio and the whole could be easily converted to ancillary accommodation subject to planning approval. A path off the formal gardens takes you to a naturalised area with workshop, garden store and around to the rear garden to Mallock Cottage. The main access to the property is via double gates to the NW side of the property with a gravelled circular driveway behind wisteria draped stone walls and a large ancient Magnolia tree at its centre.

#### SERVICES

Mains gas, water and electric with mains drainage. Upto Superfast broadband available in the area with Openreach. Limited mobile coverage with O2 and Vodafone.

#### VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.



Approximate Area = 3559 sq ft / 330.6 sq m

Annexe = 2448 sq ft / 227.4 sq m

Total = 6007 sq ft / 558 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
Produced for Stags. REF: 1193075



**STAGS**

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



