



The Headlands Lincombe Drive  
Torquay Devon

**£2,900,000 Freehold**



# The Headlands Lincombe Drive Torquay Devon TQ1 2HH

## £2,900,000 Freehold



The bespoke design of this superior six bedroom residence provides exceptional accommodation in a private location with stunning southerly bay views, superb gardens, sea-facing terraces, a double garage, detached studio, boat store and generous driveway parking

### HOUSE

First impressions of this most striking house are the considered use of natural materials at the lower level that ensure the house feels grounded in its environment whilst the use of crisp white render, timber (composite) decking and the extensive use of glass creates a stunning contemporary vision with a style that befits the coastal location.

The Headlands is a residence of sizeable proportions where full consideration has been given to the gradient of the site to create a truly stunning home that unfolds over four levels. The impressive entrance hall is enhanced by two separate staircases that beautifully showcases the thoughtful design detail that prevails throughout this home where extensive use of full height glazing frames stunning views and invites an abundance of natural daylight to filter in throughout the day.

The open plan living areas are at entrance level where the defined zones for kitchen, dining and seating flow into each other to allow uninterrupted vistas across the hillsides to the sea. The large terrace wraps around three sides of the house with a simple glass balustrade allowing maximum views and light to flow and create an inviting symbiosis between the inside and outside spaces.

To the south west aspect, a sun terrace complete with outside kitchen and garden bar, creates a fabulous space for entertaining family and friends. A home cinema, fitted out with high-spec equipment, provides a movie night experience.

The first floor level is no less impressive with glass balustraded terraces wrapping around the house and connecting the two bedroom suites which have superb contemporary bathrooms and fully fitted dressing rooms.

To this level are two additional bedrooms and bathrooms with two further bedrooms with en-suite bathrooms situated on the second floor. All of these rooms have generous proportions and have been designed with consideration of comfort and enjoyment of views with most also having access to outside spaces.

The service area on the lower level provides garage parking, a fully fitted utility room, separate boot room and a fabulous wine cave and tasting room.

### THE OUTSIDE

The gardens flow around the house and have been designed for maximum enjoyment throughout the year with architectural and mediterranean plantings chosen to compliment the contemporary architecture and suit the seaside location with terraces and balconies positioned to follow the trajectory of the sun throughout the day and for enjoyment of the views.

**VIEWING BY APPOINTMENT ONLY**

The private gated driveway offers generous parking alongside a double garage with direct access into the house. There is also a detached studio with power, light and plumbing including a WC and a separate boat store.

## LOCATION

The Headlands is set in an elevated position on a quiet and select residential drive that was constructed during the Victorian era as a carriage driveway from where extensive vistas across the wooded headland into Tor Bay and the surrounding area were enjoyed.

Today it is sought after for its exclusivity and proximity to the nearby beach at Meadfoot and the village style community of Wellswood with its excellent range of local amenities that include cafes, delicatessen, French patisserie, restaurant, pub, pharmacy, post office, convenience stores and beauty salons.

## RESORT

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, restaurants and the international marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre the Agatha Christie Festival and an annual Seafood Festival.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and have waterside cafes and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year. Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls, and cricket are all close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

## SPECIFICATION

The kitchen has NEF appliances with the outside kitchen having a hand-built pizza oven, a gas BBQ and sink which are integrated into a stainless steel countertop.

The ground floor has water-based underfloor heating with individual zones and controls, the bedrooms have radiators and all bathrooms have electric underfloor heating. All heating can be controlled by an App.

There are 24 solar panels installed with battery storage in the garage and capacity for additional storage to be added.

The lighting for the garden, lower house, entrance level and principal suites to the first floor is fully programmable via a Lutron lighting system controlled via an App.

There are ceiling speakers in the living spaces, wine tasting room, and both bedroom suites on the first floor with additional speakers for the dining terrace. A high degree of control is accessed and programmed through an App. Cabling is in place for additional speakers if required.

The Home Cinema has a JVC UHD projector 144" inch specialist screen and a full array of speakers and sub-woofers controlled by a Lindorff (Steinway) theatre unit.

Every room in the house is supplied with at least 2 CAT6 internet sockets all routed back to the tech room.

## COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations.

**CURRENT PROPERTY TAX BAND H** (Payable 2024/2025 £4465.70)

**MOBILE PHONE COVERAGE** EE, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)











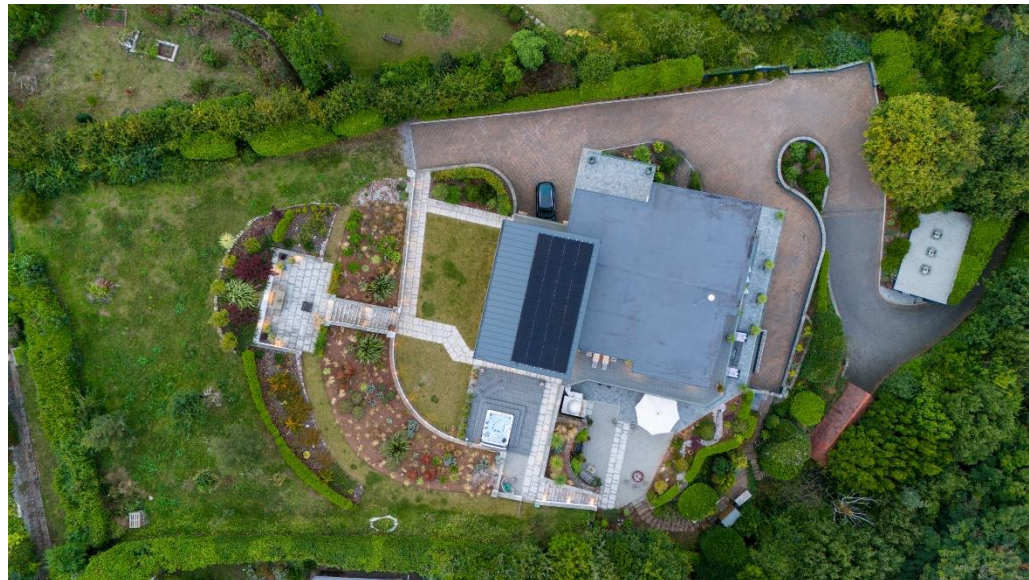


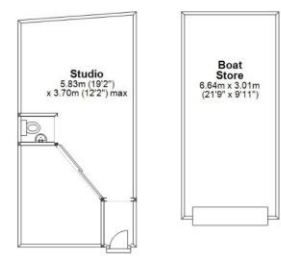












Total area: approx. 650.3 sq. metres (6999.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	86	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk

[www.johncouch.co.uk](http://www.johncouch.co.uk)

IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.