



# Brimhill

Maidencombe

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A beautifully presented Grade II Listed family home set in approximately 1.22 acres with flexible accommodation and exceptional sea views

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Brimhill, Brim Hill, Maidencombe, TQ1 4TR

Shaldon 3.1 miles, A380 3.8 miles, Newton Abbot mainline station 4.7 miles (2 hours and 54 minutes to London Paddington), Exeter 20 miles

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*Features:*

Drawing room | Sitting room | Family room | Dining room  
Study | Kitchen/breakfast room | Utility | Two cloakrooms  
Principal bedroom with dressing room & en suite bathroom  
Four further bedrooms | Balcony | Family bathroom  
Shower room | Sauna & shower room | Cellar | Annexe  
with open-plan living area & shower room | Outbuilding  
Gardens | Swimming pool | Pond | Treehouse  
EPC rating E

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Approximately 1.22 acres





### *The property*

Brimhill is an impressive Grade II Listed Regency villa dating from the early 1830s. The property features rendered elevations outside and offers almost 5,000 square feet of immaculate accommodation inside, with original details including high ceilings, ornate ceiling mouldings and large sash windows. The property has a modern extension creating a bright and elegant living space while also taking full advantage of the coastal views. Brimhill benefits from a detached annexe offering flexible accommodation options as well as a useful outbuilding. The property is set in a highly desirable position in the English Riviera with approximately 1.22 acres of landscaped grounds and exceptional elevated sea views.

A bright entrance hall leads through to the property's five ground floor reception rooms. The elegant, high-ceilinged sitting room and drawing room are connected via bi-fold doors which retract to create one large living and entertaining space. Both rooms feature original fireplaces and double-height windows with views over the grounds and out to sea. The impressive extension offers further attractive accommodation and benefits from a wealth of natural light through an atrium skylight and full-height windows which provide panoramic coastal views. Further welcoming reception space can be found to the rear of the property in the family room that features a dual-aspect and a woodburner. The kitchen and breakfast room has shaker-style units to base and wall level, a large central island with a breakfast bar, a split butler sink and a range cooker, while the utility room provides plenty of further space for storage and appliances. The ground floor accommodation includes a library/study, and a downstairs cloakroom.

Two separate staircases lead upstairs where there are five double bedrooms of similar proportions. The principal bedroom benefits from an en suite bathroom and an adjoining dressing room with French doors that open out onto a balcony with views out towards the sea. Also on the first floor is a large family bathroom, a further shower room and an additional cloakroom.

### *The annexe*

The detached annexe has open-plan accommodation on the first floor which includes a kitchen area with a sink while on the ground floor there is a shower room. There is parking space directly outside and a courtyard garden to the rear with a water feature. The annexe provides opportunities to be used for guest accommodation, multi-generational living or for use as a holiday let subject to the necessary consents.

### *Outside*

The property is reached by a private gated driveway which leads to the front of the house where there is parking space for multiple vehicles. The immaculate grounds measure approximately 1.22 acres with the garden mostly oriented to take advantage of the sea views. There are terraced lawns and paved patio areas including a section partially shaded by a veranda across the rear of the house providing ideal spaces for al fresco dining and entertaining. The gardens also include a variety of mature trees, established shrubs and hedgerow, a pond and a heated swimming pool. There is also a substantial outbuilding with two floors currently used as a workshop/office/gym.

### *Location*

The peaceful village of Maidencombe sits in a highly sought-after position along the Devon coastline just moments from a beautiful secluded beach. The village has a local pub/restaurant and a café for light meals and paddleboard hire, while everyday amenities are easily accessible in the villages of Babbacombe and Stokeinteignhead, which have several local shops, cafés and pubs. The idyllic fishing village of Shaldon is also close by with its thriving community, selection of independent shops and well-regarded restaurants. Teignmouth and Torquay offer an excellent choice of shopping, supermarkets, leisure facilities and local amenities, as well as excellent schooling including the outstanding-rated Stokeinteignhead School and Torquay Girls' and Boys' Grammar Schools. Newton Abbot's mainline station provides fast direct services to London Paddington and Exeter.









Leisure activities in the area include sailing and a variety of other water sports as well as walking, riding or cycling along the South West Coastal Path, which passes close to the property. There is also golf at Torquay Golf Course, which is just 2 miles away. Torbay, known as 'the English Riviera', has over 10 miles of coastline combining the towns of Torquay, Paignton and Brixham and featuring a splendid mix of cliff tops, beaches and hidden coves. The cathedral city of Exeter, approximately 20 miles away, is the most thriving city in the South West. The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good shopping. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard School. The nearby A380 provides access north towards Exeter.

#### *Directions*

From Exeter, take the A38/Devon Expressway south and join the A380 heading towards Torquay. After 8.3 miles take the A381 exit toward Teignmouth and stay on the A381 for 6.9 miles. At Ware Barton Jct take the 1st exit onto Teignmouth Road/A381. After 3.4 miles turn right onto A379 and go over Shaldon causeway. After 3.4 miles turn left onto Brim Hill and the property will be on the right-hand side.

#### *General Information*

**Local Authority:** Torbay Council

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band H

**Tenure:** Freehold

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Rights of Way:** The property enjoys a non-vehicular right of access to Orestone Drive from a gate to the rear of the property.

**Guide Price:** £2,350,000





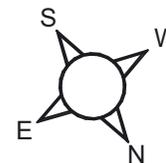
*Floorplans for Brimbill Brim Hill, Maidencombe, Devon*

*Main House internal area 4,971 sq ft (462 sq m)*

*Annexe internal area 419 sq ft (39 sq m)*

*Outbuilding internal area 469 sq ft (44 sq m)*

*Total internal area 5,859 sq ft (544 sq m)*



The position & size of doors, windows, appliances and other features are approximate only.

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