

Established



1816

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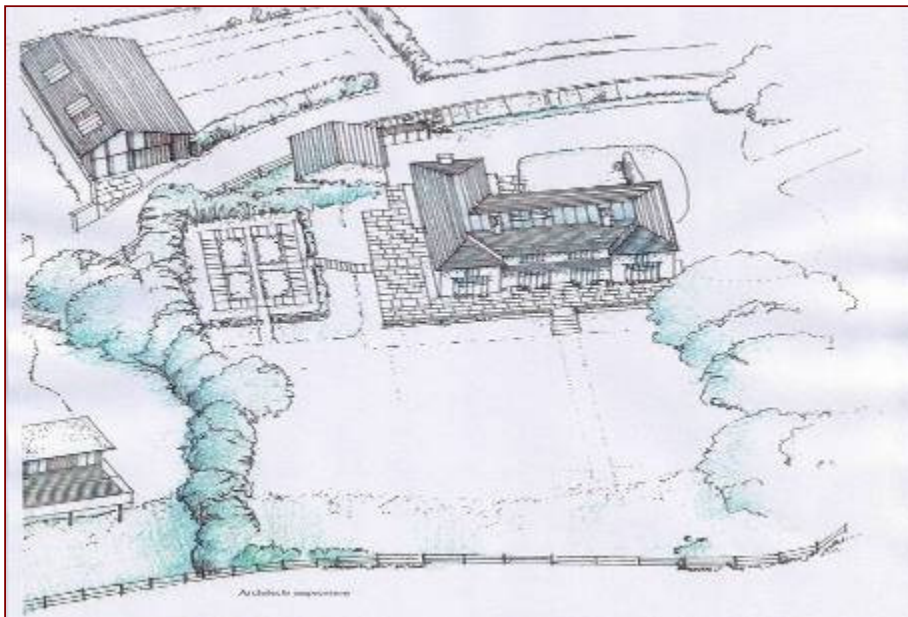
13 Market Street, Newton Abbot, Devon TQ12 2RL. Tel: 01626 353881

Email: newtonabbot@rendells.co.uk

REF: DRN1162

EDGINSWELL HALL, EDGINSWELL LANE TORQUAY

**AN IMPOSING GRADE II LISTED VICTORIAN "GENTLEMAN'S RESIDENCE"
STANDING IN APPROXIMATELY ¾ ACRE.**



**IDEAL FOR EITHER RESIDENTIAL OR PROFESSIONAL ACCOMMODATION
BEING IDEALLY POSITIONED FOR LEGAL, DENTAL, MEDICAL /
ALTERNATIVE THERAPY PRACTICE OR OTHER USE
(SUBJECT TO PLANNING).**

FOR SALE BY FORMAL TENDER

Edginswell Hall Edginswell Lane Edginswell TORQUAY

DESCRIPTION:

In need of refurbishment Edginswell Hall is currently arranged and used as a single family dwelling but has had a former Institutional use as a special needs Children's Home and in the 1990's was used as Offices.

In all the Grade II listed building currently extends to approximately 450 square metres (4,850 sq feet) with the earliest fabric appearing to originate from the early 19th century and follows a relatively typical pattern for the 1830/40's however understandably there have been additions and alterations over the years.



Planning permission (Ref: P/2008/0854/LB) was granted in January 2009. Current plans allow for the original entrance way to be re instated and the grounds re positioned so as the house stands in its own grounds of approximately 3/4 of an acre facing south across the valley.

The plans show the house once renovated comprising the Grand Entrance Hall, Imposing Drawing/Sitting Room, Dining Room, Study, Office, Large Kitchen/Family Room with walk in Larder, Utility Room, Boot/Coat Room, Walk in Store, Ground Floor Shower Room, 6 Bedrooms, 4 Bathrooms and Large walk in Dressing Room. Externally there are 2 Cellar Rooms and the plans provide for Garaging and extensive Parking as can be seen on the Architects drawing.

However as previously mentioned with it's history of Commercial use and its location the house would also be ideal for Professional use and as the Planners have indicated that with an appropriate scheme they would not object to the house being split in to two units, which may allow for someone to create a sizeable Family Home with separate Consulting Rooms/Offices adjacent.

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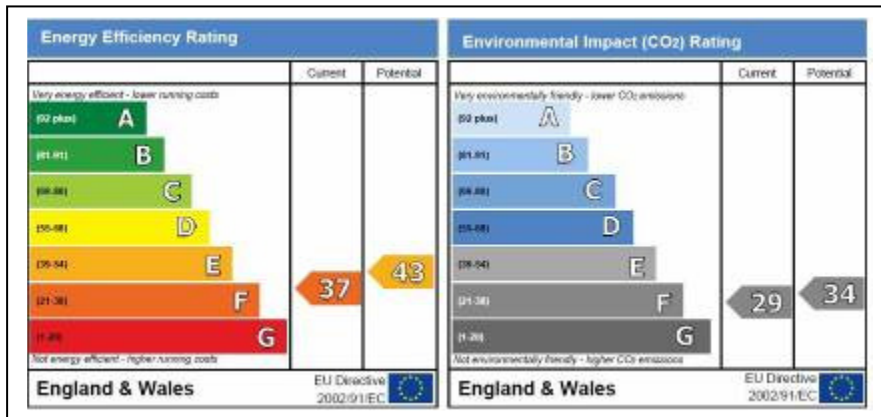
The property is subject to a Section 106 agreement with Torbay Borough Council details of which can be obtained from the Agent or found in the TENDER PACK.

For a TENDER PACK or further details regarding the property please contact the Agent on 01626 353881. Please note: The Agents also hold numerous plans and other documentation including the HIP which may be inspected at their Newton Abbot Office by appointment.

DIRECTIONS:

From central Torquay, proceed out of town towards Newton Abbot, after passing the entrance to The Willows shopping centre on your right, take the next turning on the left and then almost immediately right into Edginswell Lane, follow the lane on around to the right into the historic hamlet and the entrance to Edginswell Hall will be seen on the left just past the ancient Barns (If you reach the bridge you have gone too far).

If approaching from Newton Abbot continue over the main roundabout with the "Welcome to Torquay" floral display, at the next set of lights take the next right and right again into Edginswell Lane.



VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01626 353881

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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