



BRAGANZA, 34 BRADDONS HILL ROAD EAST, TORQUAY, TQ1 1HB

ASKING PRICE OF £1,995,000

Pincombe's
estate agents



Situated in an elevated position with superb panoramic views over the Bay, Braganza is a substantial Grade II Listed Georgian Villa set within large, secluded grounds. The handsome property was built in 1823 for Sir Charles Dashwood, a respected Admiral of his time and more recently recognised by the Torbay Civic Society who awarded the Villa a historic blue plaque in recognition of the Building's Heritage.

The sizable Villa offers beautifully restored and renovated accommodation, decorated and presented in such a way as to enhance its stunning characteristics, and lovingly maintained to an exceptional standard by the current owners. The property retains many of the original features and boasts over 7000 square feet of accommodation which is currently apportioned to provide 4 residences, offering both the opportunity for home and income or to be used as a magnificent family residence.

Outside, the gardens and grounds surrounding the property are just as exceptional, enjoying seclusion with a southerly, sunny aspect and stunning views to the Bay. Superbly maintained and landscaped with great attention and thought to planting and shrubs, there are sun terraces, including a decked terrace and hot tub, decked 2-level veranda with second hot tub and a vast main lawn with central pond. There is a large parking forecourt with electric charging point and triple garage.

Tucked away within The Warberries Conservation area on the outskirts of town, the property affords an enviable location with easy access to the Harbourside, Restaurants, Marina with Watersport facilities and shops which are a 5-minute walk away. The popular shops and amenities situated at nearby Wellswood are a short drive away, with the large green open space of Ilsham Park and Lincombe Woods which lead down to Meadfoot Beach and access to the scenic South West Coastal Path.

There is a wide choice of transport links in the area including a local bus service into the town centre, Torquay Railway Station with a direct service to London, South Devon highway for commuting to the City of Exeter, the M5 and beyond.





BRAGANZA - MAIN HOUSE

- Reception Hall
- Drawing Room
- Formal Dining Room
- Kitchen/Breakfast Room
- Home Office
- Cloakroom
- Cellar
- Grand Staircase
- 4 Bedrooms with En-Suite
Facilities & lovely views

BRAGANZA – MAIN HOUSE

On entering Braganza there is an elegant **Reception Hall** featuring a high ceiling with ornate coving and ceiling roses. A light and spacious room with central feature fireplace and original turned staircase with ornate cast iron detailing which rises to the upper floor accommodation.

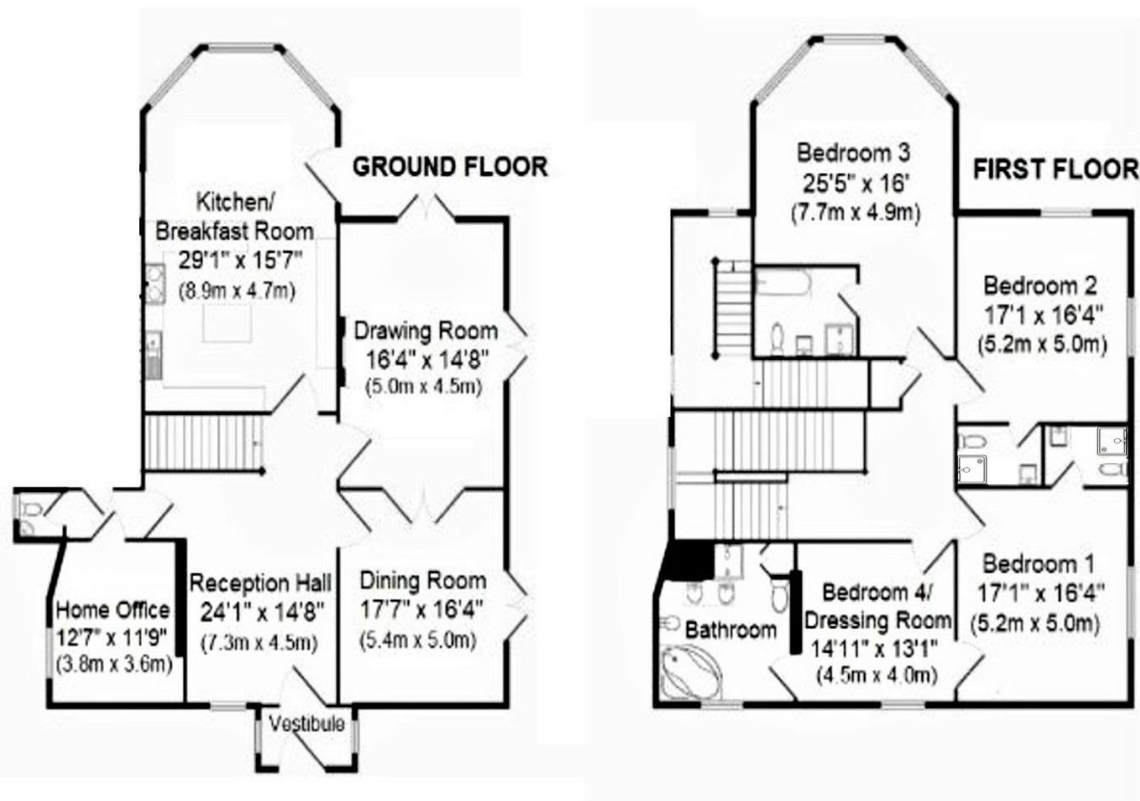
The **Drawing Room** features tall French doors leading out onto the sun terrace which enjoys stunning views over the gardens and out towards the Harbour and Bay. There is a central fireplace and wide double doors opening into the **Formal Dining Room** with further French doors out onto the terrace.

A substantial **Kitchen/Breakfast Room** comprising of an ample range of high-quality storage units with wooden block worksurfaces and large breakfast bar island unit. An informal dining area enjoys a pleasant outlook via an impressive floor to ceiling bay window, to the patio terrace. A door gives access outside to the patio and hot tub.

Also on this level is a **Home Office**, **Cloakroom** and **Cellar** providing ample storage space.

Heading up to the **First-Floor accommodation**, a special mention must be given to the beautiful full height, arched stained glass window on the **Half Landing** which allows natural light to flood the area.

The well-appointed, spacious **Bedrooms** all have their own **En-Suite facilities** and most of them enjoy panoramic views over the grounds and out to the Bay, taking in the Harbour, Pier and Marina.

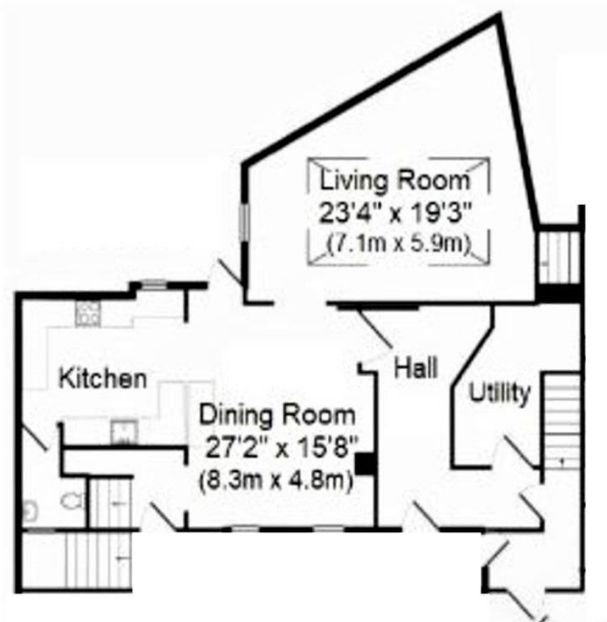




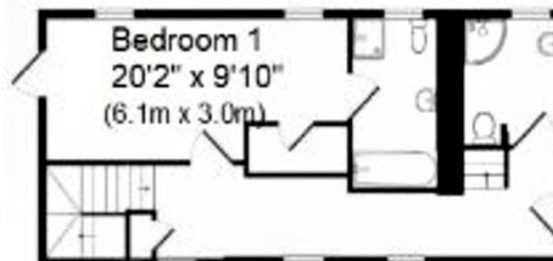
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THE LODGE

- Utility
- Living Room
- Dining Room
- Kitchen
- 2 Bedrooms (1 En-Suite)
- Shower Room
- Cloakroom
- Walled Garden



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE LODGE

Own separate entrance leading into:

Hallway and **Utility** with gloss units and wooden block worktops.

The **Living Room** has an attractive vaulted ceiling incorporating windows with shutters and wood burner with flue on a raised dark tiled plinth.

An elegant **Dining Room** flows through to the **Kitchen** with a good range of gloss units and granite worksurfaces, including a breakfast bar. Off the Kitchen is a **Cloakroom**.

A door from here leads outside to a **Walled Garden** with space for sitting out.

On the First Floor, there is a **Bedroom** with **En-Suite** and **separate Shower Room** with a further **Bedroom** located on the Second Floor.



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BUTLERS APARTMENT

- **Living Room**
- **Sun Terrace with panoramic sea views**
- **Kitchenette**
- **Dining Hall**
- **2 Bedrooms**
- **Shower Room**

SECOND FLOOR



BUTLERS APARTMENT

Located on the Second Floor with its own private front door and access on the Ground Floor of The Lodge, the Apartment enjoys far reaching, panoramic views out across the gardens, towards the Harbour and then out to sea, with Brixham in the distance.

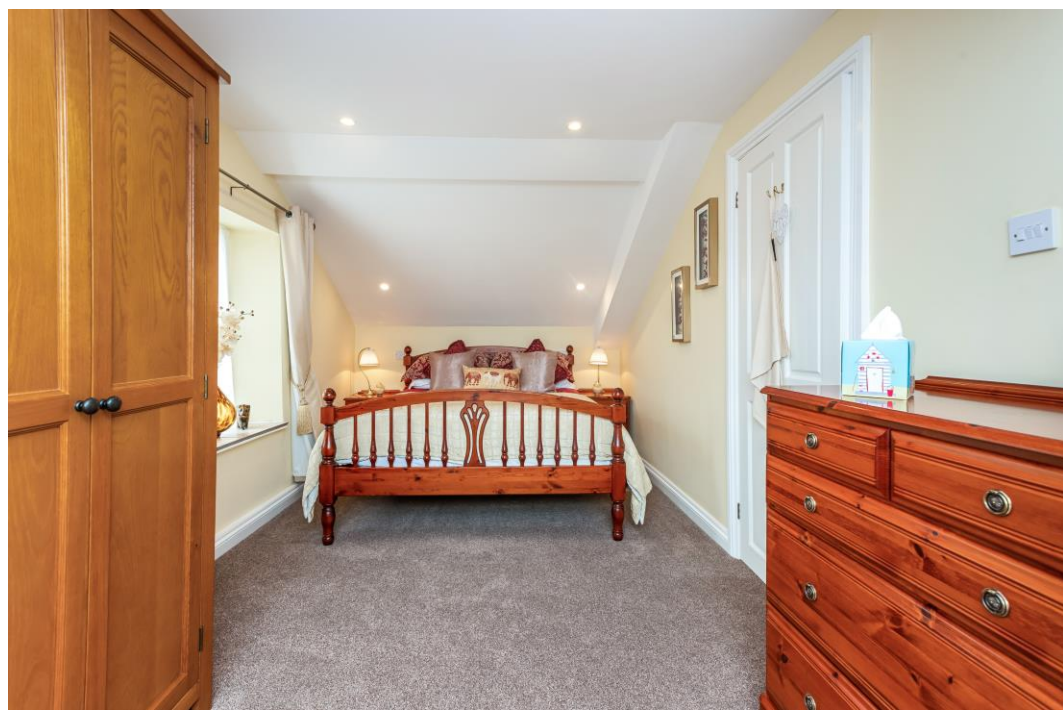
The **Living Room** has a vaulted ceiling with large windows taking advantage of the sea views.

A door from here gives access to a private **Sun Terrace** with space for sitting out/alfresco dining and from which to enjoy the views.

There is a **Kitchenette** and **Dining Area** off the Hall, which leads through to:

2 Bedrooms, both with sea views and

Shower Room.

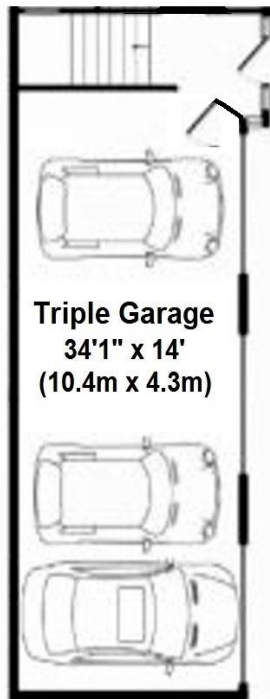


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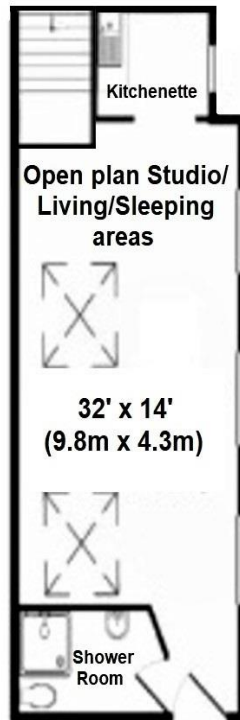


THE COACH HOUSE

- STUDIO STYLE ACCOMMODATION
- 32' LIVING/SLEEPING AREA
- KITCHENETTE
- SHOWER ROOM
- VAULTED CEILING
- PERSONAL DOOR TO GARDEN & DECKED VERANDA WITH HOT TUB



GROUND FLOOR



FIRST FLOOR

THE COACH HOUSE

Situated above the triple garage block, the Coach House offers studio type living and is decorated in light coastal colours.

The main **open plan living/sleeping area is 32'** and wonderfully light, with a striking vaulted ceiling with inset windows and feature crossbeams. 3 Windows enjoy a pleasant outlook over the gardens and sea peeps.

There is also a **Kitchenette** and **Shower Room**.

A door allows access to the garden and large decked terrace with hot tub.



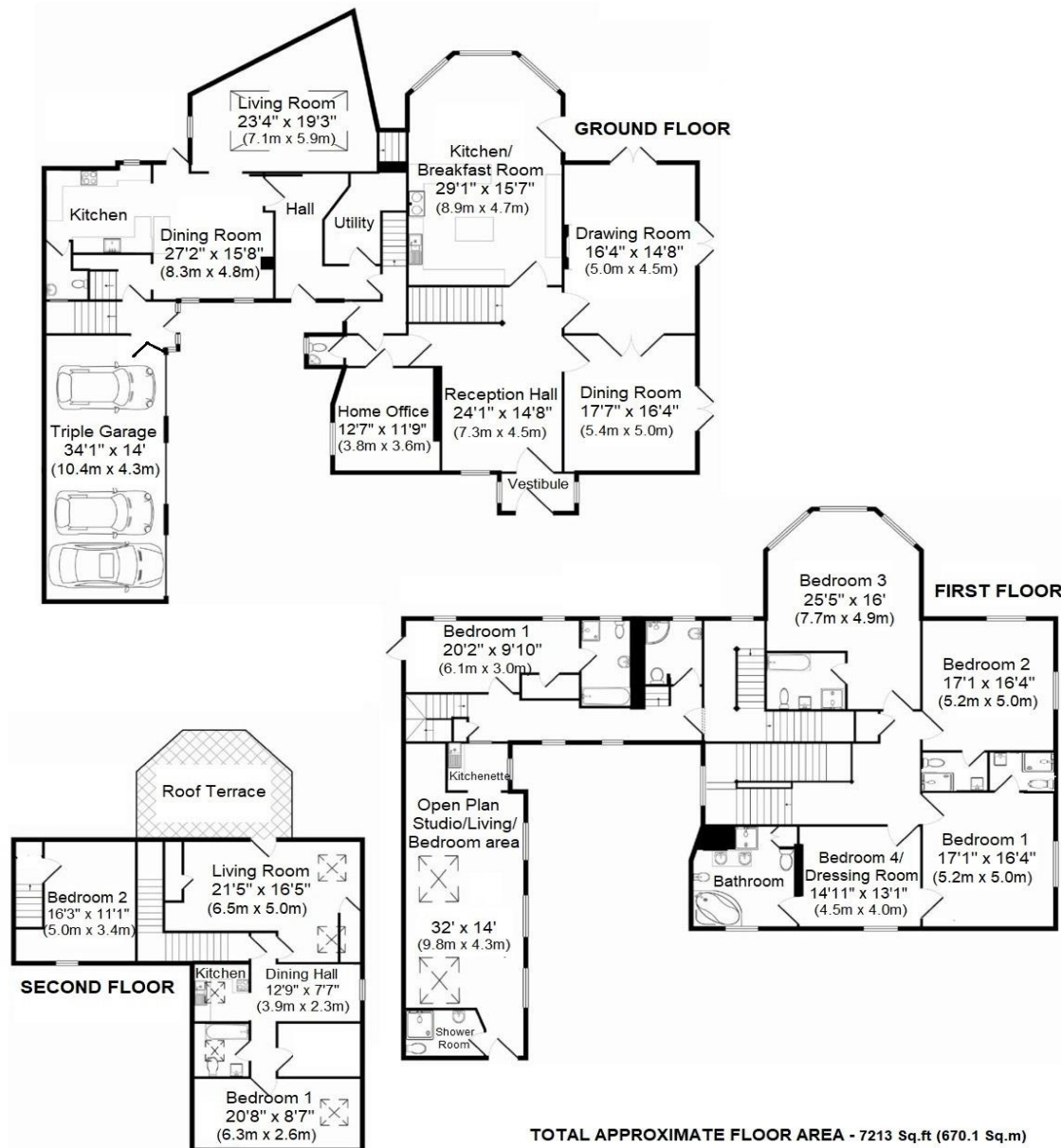
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GARDEN & GROUNDS

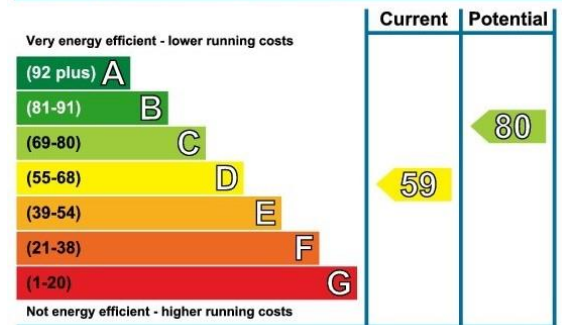
Great consideration and care has been taken by the current owners to ensure the **gardens and grounds** can be enjoyed and appreciated. The **vast main lawn** is surrounded by borders with attractive Mediterranean type shrubs and features palm trees and a large pond. Central pillared stone steps rise to the **South Facing tiled Sun Terrace** and **decked Terrace with hot tub** for relaxing, and ample space for alfresco dining/entertaining. An adjacent gravelled garden is bordered by fencing and shrubs providing privacy. The upper part of the garden comprises of **terraces with whitewashed walls**, a **paved patio with ornamental pond** and **raised 2 level, decked Veranda with second hot tub** and plentiful space for garden furniture to sit and enjoy the panoramic views towards the sea. **GARAGING & PARKING** An automated gate opens to a wide herringbone brick **Driveway** travelling up through the grounds to a **large Parking Forecourt**, where there is an electric charging point. A **Garage measuring 34' x 14'** provides parking for 3 vehicles.





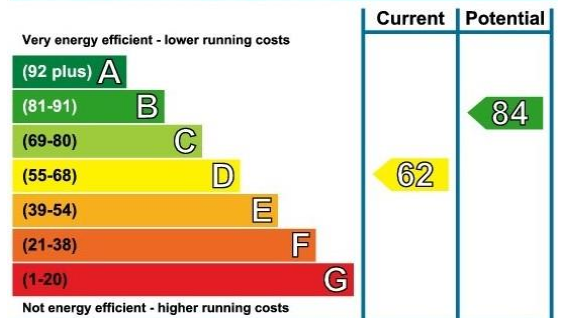
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating



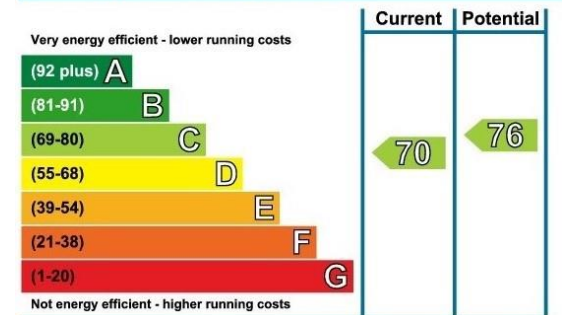
BRAGANZA

Energy Efficiency Rating



THE LODGE

Energy Efficiency Rating



THE COACH HOUSE