



Mintons

Higher Woodfield Road, Torquay, Devon

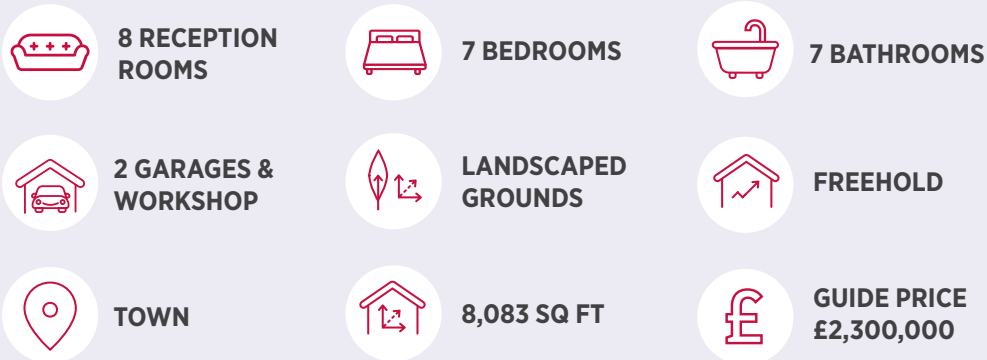
**STRUTT
& PARKER**

BNP PARIBAS GROUP



An exceptional Grade II listed villa offering substantial and flexible accommodation, set in beautiful landscaped gardens

Nestled within an exclusive conservation area, this impressive late Georgian/Victoria villa offers exceptional accommodation extending to over 8,000 sq ft. The property has five en suite bedrooms, a magnificent orangery/conservatory and two self-contained apartments as well as a gym, workshop, cellars, garaging and a swimming pool. The property is surrounded by beautifully landscaped gardens providing a private oasis.



The property

Built in c.1835, this beautifully presented Grade II listed villa was once home to the renowned ceramic manufacturer Herbert Minton who was a key figure in the 19th-century pottery industry. The property has been fondly renamed in his honour and still today proudly features some of the finest examples of the iconic encaustic tiles, showcasing his outstanding craftsmanship. Many other characterful features are also still retained throughout the property including detailed ornate corning and open fireplaces, large sash windows, working shutters, high ceilings and large well-proportioned rooms. Mintons has undergone meticulous and extensive renovations in recent years by the current owners who have been careful to ensure the property has been sensitively modernised to combine the amenities of modern living whilst retaining its elegant original features. Mintons enjoys an outstanding and highly sought-after coastal position, in the heart of the English Riviera and just minutes from the beach.

The entrance hall provides a grand entrance to the home and leads through to the properties six reception rooms which include a drawing room with antique oak flooring,

a dining room, library/study and music room which has illuminated arches. There is also a spacious conservatory and impressive orangery with both rooms providing access to the gardens. The newly fitted high specification kitchen includes bespoke fitted units, sleek granite worktops, a large central island with a breakfast bar and high-quality integrated appliances. A fitted utility and two cloakrooms complete the main house ground floor accommodation. Upstairs the property offers four well-appointed double bedrooms all with fitted storage and en suite facilities. One-bedroom benefits from a second-floor dressing room. The main house has a substantial cellar for storage with a wine cave and also offers a gym.

The property benefits from two self-contained apartments offering versatile accommodation with opportunities for multi-generational living or income potential. Butlers Flat is located on the ground floor and comprises a sitting room, fully equipped kitchen, one double bedroom and a shower room. The Coach House is located on the first floor and comprises an open-plan living room and dining room, a kitchen, and two en suite double bedrooms as well as a spacious balcony.



Outside

The property is approached via a driveway with automated gates and entrance lighting, leading to two garages, a workshop and a spacious driveway with an EV charging point. Set within private, beautifully landscaped grounds, the garden is thoughtfully designed to provide year-round interest and vibrant colour. LED ambient lighting adds a magical touch, illuminating the space as night falls. The garden features a heated swimming pool (35' x 17') with a removable enclosure, a tented canopy and sun terraces, offering the perfect setting for relaxation and outdoor entertaining.

Location

The property is set in a highly desirable position, just half a mile from Torquay harbour and town centre, and moments from beautiful beaches including Meadfoot Beach. Torquay offers an excellent choice of shopping, supermarkets, leisure facilities and local amenities, including schools, with the outstanding-rated Stokeinteignhead School and Torquay Girls and Boys' Grammar Schools found in the town. Torquay's mainline station provides direct services to Exeter, with some direct trains to London Paddington, and others connecting at Newton Abbot. 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 by the property. There is also golf at Torquay Golf Course, which is just three 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 22 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.







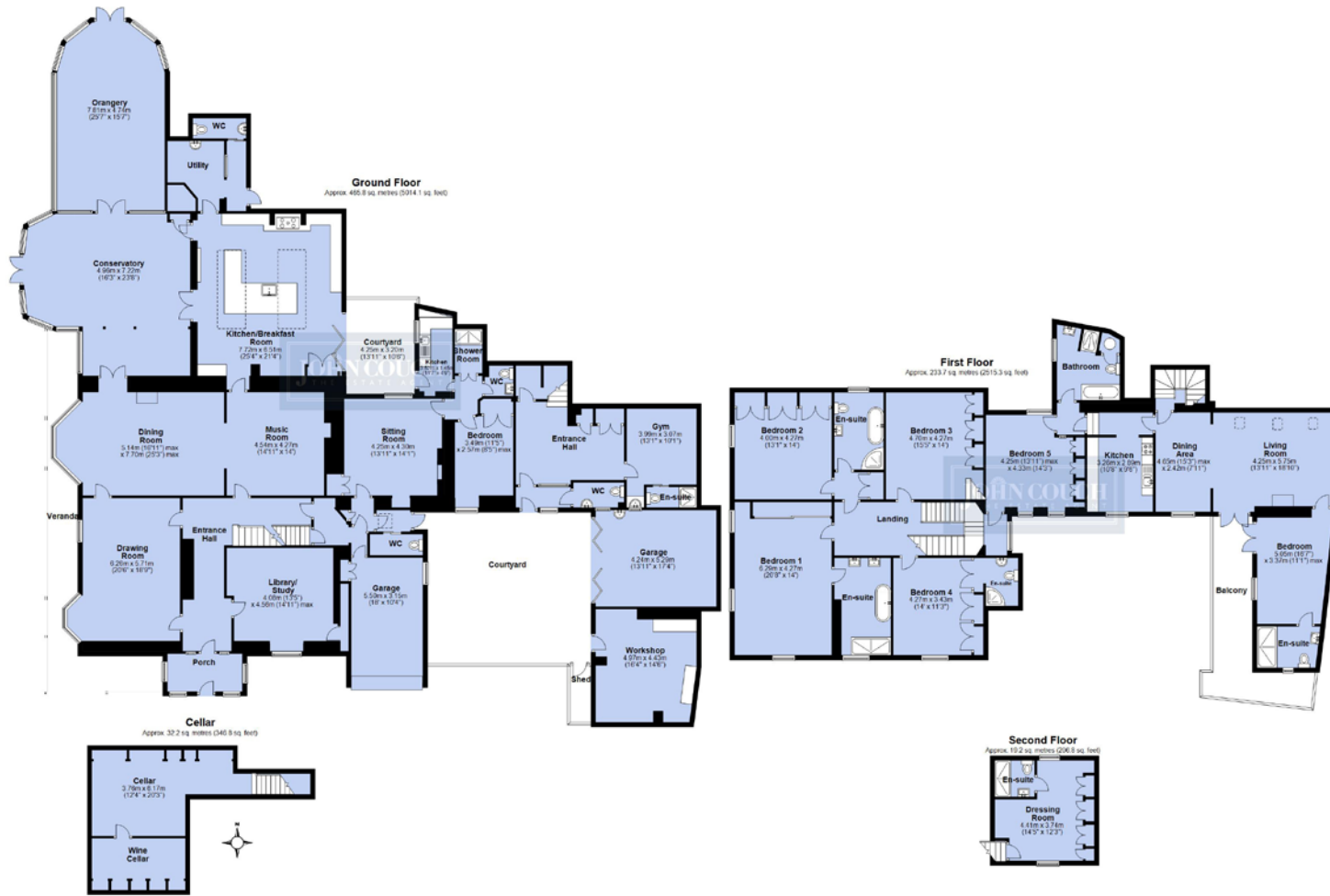












Floorplans

House internal area 8,083 sq ft (751 sq m)
For identification purposes only.

Directions

TQ1 2LD

///what3words: raves.vague.snap

General

Local Authority: Torbay Council

Services: Mains water, gas, electricity and drainage.
Gas fired central heating with radiators. Separate water meter for pool and garden.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Main House Band G. Butlers Flat Band A.
The Coach House Band B

EPC Rating: E

Wayleaves and easements: This property is sold subject to any wayleaves and easements whether mentioned in these details or not.

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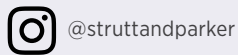
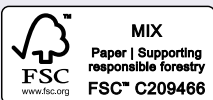
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