

LUSCOMBE HOUSE

**An elegant collection of ten luxury homes with
sea views in the coastal town of Teignmouth**

BELFIELD
DEVELOPMENTS



Above: The view from Luscombe House

Introducing Luscombe House, a collection of ten elegant homes with sea views in the coastal town of Teignmouth.

Built in the late 1800s for the town's wealthy merchants and shipowners, this sensitive restoration returns Luscombe House to its original Victorian grandeur.

Ten homes feature across the main house and its coach house, offering a variety of two bedroom apartments and houses — each with a luxurious specification that displays impeccable attention to detail. Private terraces and maintained communal gardens soak up the sea view, making Luscombe House a serene haven in one of South Devon's most desirable areas.

Situated off Second Drive in East Teignmouth, Luscombe House looks across the town to Shaldon and the sea beyond. In homage to the surrounding area, every apartment is named after a stream that flows through Devon.



We have gone to great lengths to represent Luscombe House as precisely as possible, working from the architect's final plans and our interior designer's visual specification to create this image. However, because the image is computer generated, some details may differ. Trees and landscaping are indicative only and may alter during construction.

The highlights of Luscombe House

An impeccable specification

Luscombe House is built to the highest specification, with fine workmanship and premium materials combining to create spaces that feel supremely sumptuous and restore the house to its original character. Because Belfield believe that a new home should arrive as a complete package, all extras are fitted as standard.

Each home has been engineered to last and considered down to the finest detail. Slide and hide ovens give you greater room in the kitchen; shower controls are positioned so you can turn on the drench shower without getting wet; heated bathroom mirrors ensure a steam-free view; and underfloor heating keeps your feet a perfect temperature all year round.

High quality, natural materials have been used throughout the homes. Engineered oak flooring in the living areas combines with wool carpets in the bedrooms, and natural stone tiles in the bathrooms. Solid wood Shaker kitchens with soft close doors are crowned with oak worktops, complemented by ceramic kitchen sinks and Neff appliances. A wine cooler brings an added touch of sophistication. In the bathrooms, the sanitary ware is designed by Philippe Starck in collaboration with Duravit, with Crosswater taps, Merlyn shower enclosures and quartz countertops. All the internal doors are made from oak and selected bedrooms feature a fitted wardrobe.

In the airy entrance hall to the main house, stone floors, sash windows, a magnificent light feature and a grand

timber staircase create a sense of understated luxury, while the coach houses provide a more intimate feel. Each home has a basement storage unit and two car parking spaces. Selected homes have their own private terraces, providing a sweeping sea view from Luscombe House — inside the home, on the terrace and within the communal gardens.

Belfield's design team have meticulously reviewed thousands of fittings and materials to ensure the interiors are exceptional. Buyers can choose from a carefully edited selection of textures and finishes to tailor their apartment to their personal taste. This includes colour choices for the kitchen cabinets, carpets, wall tiles, floor tiles, fitted wardrobes and walls, and the option of contemporary or traditional sanitary ware. Please talk to the team at Complete Estate Agents to find out more. Please note, these design decisions will need to be made by a certain date in the build stage.

“A sweeping sea view from Luscombe House”

Managed and maintained

To ensure the smooth running of Luscombe House, there is a service charge for each property. A management company will take care of all maintenance, leaving you to enjoy your new home. Please refer to the price list document for further details.

Belfield believe that leasehold properties should be owned and controlled by the people who live in them. That is why they will hand the freehold of the grounds back to all owners once the final home at Luscombe House has sold.

Dedicated aftercare

On move-in day, a member of the Belfield team will meet you at Luscombe House to welcome you into your new home, demonstrating how everything works and answering any queries you may have.

Two further visits — the first at 4 weeks and the second at 11 months from move-in day — will be booked in to ensure everything is running smoothly with your new home.

Left: This image is a representation of how we expect the interiors to look, based on the architect's final plans and our interior designer's visual specification. However, because the image is computer generated, some details may differ. Items of furnishing are not included.





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A brief history

Nestled on the South Devon coastline, Teignmouth combines long sandy beaches and lush Devon countryside with a rich maritime history. Known as ‘the gem of South Devon’, its name originates from the Anglo-Saxon word ‘Tengemuða’ which translates to ‘mouth of the stream’. A significant fishing port by the early 14th century, Teignmouth had grown into a fashionable resort by the Georgian era — a legacy that remains to this day.

Near Luscombe House

Less than a mile from Luscombe House lie the sands of the town beach and a wealth of shops, bars, cafés and restaurants. Fresh local seafood is available all year round and on a clement summer’s evening, Teignmouth’s back beach offers an ideal spot to unwind with a glass or two and watch the sun go down.

An abundance of water sports — including sailing, rowing, kayaking, paddle boarding and jet skiing — are at your fingertips, and an open-air heated lido is available during the summer months. There are also a rich array of breathtaking coastal walks along the

South West Coast Path, an 18 hole golf course, and the Old Walls Vineyard in Bishopsteignton. A short drive away are the breathtaking wilds of Dartmoor — a landscape punctuated with deep wooded valleys, fast flowing rivers, and rugged, wide open spaces.

Throughout the year, Teignmouth hosts a wide variety of cultural festivals and events. The regatta sets the town abuzz in July and August, and in September the Taste of the Teign food festival gives visitors the chance to sample the region’s gastronomic delights. A classical music festival and poetry festival takes place in March, a folk festival in June, and a jazz festival in November. Pavilions, Teignmouth’s arts and community venue, puts on a diverse programme of film, comedy, music, theatre and dance. There are also a range of activities and exhibitions at the Teign Heritage Centre.

Across the river is the quaint village of Shaldon, offering beautiful views across to Teignmouth. Further up the coast lies Topsham, an idyllic town with an eclectic cluster of specialist shops and fine restaurants. The centre of Exeter, Devon’s vibrant cathedral city and home to Exeter University, sits just fifteen miles from the gates of Luscombe House.

Teignmouth benefits from excellent educational establishments, including the highly regarded Trinity School, and a variety of primary and secondary schools which have been classed as ‘Good’ by Ofsted.



“The regatta sets the town abuzz in July and August”



Finding Luscombe House



Transport to Teignmouth

To the North, the A380 offers easy access to Exeter and the M5. To the South, the A38 connects to Plymouth and Cornwall. Those commuting to Exeter or Plymouth can expect to arrive in 30 minutes and 55 minutes respectively.

Various bus services connect Teignmouth to Bishopsteignton, Kingsteignton, Newton Abbot, Paignton, Exeter, Torquay and Totnes, amongst others. Teignmouth train station is 0.8 miles from Luscombe House and directly serves London, Bristol, Exeter and Plymouth. Exeter International Airport is 18 miles away and Plymouth Ferry Port is 44 miles.

Directions

- From Junction 31 on M5, continue onto A38. After 2 miles fork left onto A380/Torquay.
- After 3.2 miles exit onto B3192 Teignmouth.
- At roundabout take second exit onto B3192.
- After 4 miles turn left onto Ashleigh Way and immediately right onto Higher Buckeridge Road.
- Turn left onto New Road.
- After 0.7 miles turn right onto Dawlish Road A379.
- Take second left into Second Drive.
- Luscombe House is the fourth building on the left hand side.

Address

Luscombe House, Second Drive,
Teignmouth, Devon, TQ14 8TL

Contact details

To discuss making a reservation, get in touch with Complete Estate Agents in Teignmouth.

12 Bank Street, Teignmouth,
Devon, TQ14 8AL

01626 870 870
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