



**JOHN COUCH**
THE ESTATE AGENT

The Cedars
Lincombe Hill Road Torquay Devon

£1,550,000 Freehold



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£1,550,000



With original features, The Cedars offers a five bedroom Victorian Villa located in the heart of Wellswood, with parking, garage, established gardens and two independently accessed apartments providing scope for extended family living or home/income.

FOR SALE FREEHOLD

Built c1850, the villa is of classical style subtly transported into the 21st century whilst retaining the essence of its historic origins with preserved original features. The south-west facing garden has a principally level lawn and a tandem garage provides parking for two cars with additional driveway parking. A separate gated drive gives access to the side of the villa which has been converted into two apartments, which are currently let.

LOCATION

The Cedars is in a sought-after Conservation area set amidst other period homes and is just a short walk from the village style community of Wellswood which offers superb local amenities including Church, school, convenience store, shops, salons, cafes, restaurants and pub. There is an excellent bus service on the nearby Babbacombe Road and local beaches at Anstey's Cove and Meadfoot are within easy reach.

INTERIOR

From the driveway a few steps rise to a decorative arched entranceway where the lobby has Minton style floor tiles. Architectural arches are a striking motif that continue throughout the house with the inner door being another example, this one being magnificently inset with decorative glass. The entrance hall has impressive proportions and to the left side a glass panelled archway and door opens to a fine study which overlooks the front driveway and has a period fireplace to one wall.

The formal dining room and large drawing room both, with decorative fire surrounds, are excellent spaces for entertaining on a grand scale. The sitting room provides a more intimate space with a log-burner making a cosy focal-point during the colder months. The original orangery has been fully re-built and is designed for enjoyment of the garden year round with the inclusion of new under-floor heating.

The kitchen is fully fitted with bespoke, period style units, the layout designed to incorporate a gas-fired Aga. The contrasting black granite countertops provide excellent workspace and there is also ample room to accommodate a table and chairs, making it perfect for casual dining. A small adjacent room with a sink provides additional storage and preparation space.

Returning to the hallway the grand staircase gently rises to a landing naturally illuminated by the original window with decorative glass. A fine contemporary bathroom with heritage style tiles and separate WC can be found at this level before the staircase turns and rises a few more steps to the first floor. The principal bedroom is of excellent proportions and offers fine views across the gardens. There are superb built-in period style wardrobes and the contemporary en-suite bathroom has a bath designed to incorporate a shower to one end.

VIEWING BY APPOINTMENT ONLY

Bedroom two also enjoys lovely views over the gardens and has an original fire surround and a range of custom built wardrobes which cleverly conceal a small shower room. The bedroom accommodation continues with three further bedrooms, all of good proportions.

Descending the staircase to the entrance hall a doorway to the rear gives access to the lower ground floor. This level provides superb ancillary accommodation which mirrors the floorplan of the house and with most of the rooms having windows providing natural daylight and ventilation makes it a very usable space. The accommodation at this level currently provides a family/games room, original wine cellar, laundry room, boiler room and various large storage rooms. This superb ancillary accommodation also has a door opening directly to the garden.

OUTSIDE

From the road the driveway divides leading either to the front of the house or to the parking area and tandem garage. Adjacent to the house are terraces which offer a good deal of privacy and are positioned to capture maximum sunshine throughout the day. An original potting shed remains and the terraces are edged by borders with mature planting. There are some fine specimen trees and good hedging to the boundaries. The garden has a large, mostly level lawn which is perfect for energetic pursuits and is smartly edged by a gravel path.

FOURWAYS APARTMENTS

From the road double gates provide access to the side of the villa which has been converted into two apartments. To the ground floor is a one bedroom apartment and to the first floor a two bedroom apartment. Both are currently let on a Shorthold Tenancy Agreement and are registered under a separate title.

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international Marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter and ferry port at Plymouth provide gateways to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators, the central heating system is cleverly zoned to enable selection of various floors.

CURRENT PROPERTY TAX BAND CURRENT PROPERTY TAX BAND G (Payable 2023/2024 £3554.57), Apartment 1 Fourways B (Payable 2023/2024 £1658.80), Apartment 2 Fourways C (Payable 2023/2024 £1895.78).











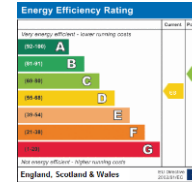




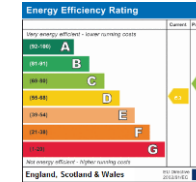




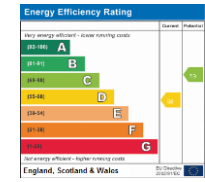




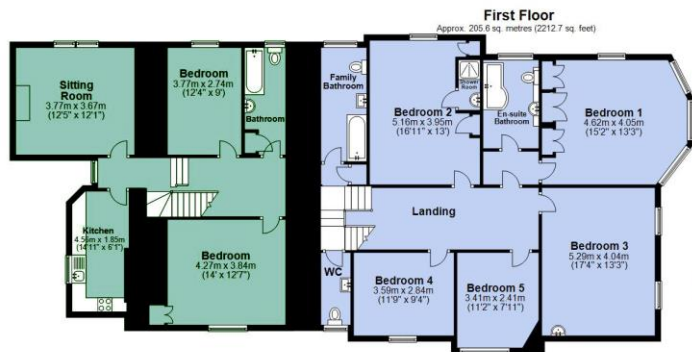
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1 Fourways



2 Fourways



Total area: approx. 612.8 sq. metres (6596.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.