



**JOHN COUCH**  
THE ESTATE AGENT

Asheldon Manor (B)  
Middle Warberry Road Torquay Devon  
**£375,000 Leasehold**



# Asheldon Manor (B)

## Middle Warberry Road Torquay Devon TQ1 1RN

£375,000



### A stylishly transformed 3/4 bedroom garden apartment with south facing terrace, studio room, parking and delightful communal gardens

Kitchen/dining room ■ Sitting room  
Bedroom (1) ■ Bedroom (4)/Dressing room ■ Shower room  
Bedroom (2) ■ En-suite Bathroom ■ Bedroom (3)/Study  
Studio ■ Terrace ■ Parking

#### FOR SALE LEASEHOLD (SHARE OF FREEHOLD)

Asheldon Manor was built as a private residence c1850 and successfully converted to individual homes in the mid-1980s. This garden level apartment has undergone a stylish transformation and now offers a unique home where the ingenious design features cleverly maximise the use of space and light.

#### LOCATION

Quietly set in the sought after conservation area of the Warberries, there are excellent local facilities available at the nearby village style community of Wellwood and local buses operate in the vicinity. Asheldon Manor is within easy reach of the harbour, marina and town centre with the popular beaches of Meadfoot and Ansteys Cove nearby.

#### INTERIOR

On entering the apartment the smart use of space and thoughtful design are immediately apparent as is the successful pairing of Victorian architecture with contemporary styling.

With a sunny south facing aspect, the sitting room occupies a space that is believed to have housed the original kitchen area where a large fireplace complete with bread oven is still in place. This room is flooded with natural daylight with bi-fold doors opening directly to the south facing terrace.

The kitchen has a contemporary range of white shelves and fitted base units that incorporate integrated appliances with contrasting countertops adding a stylish touch. Adjacent to the kitchen is a perfectly designed dining area where inbuilt seating has been used to maximise the space and create an intimate atmosphere.

The principal bedroom has a window onto the private rear courtyard and the adjacent bedroom (4) currently serves as a dressing room with a contemporary shower room making this in effect a superb principal suite.

Returning to the sitting room a vaulted, exposed brick hallway creates a fabulous contrast with the smooth white walls and leads to a study/bedroom (3) which opens onto the garden terrace.

Following the hallway in the opposite direction you will find bedroom (2) and the en-suite bathroom which has a vaulted ceiling. This bedroom has been creatively formed from the original kitchen storerooms and the exterior has been covered with attractive timber cladding. This room has some useful built-in furniture and the full-length sliding doors flood the room with light and open onto the rear courtyard garden.

VIEWING BY APPOINTMENT ONLY

The contemporary studio room is accessed from the front terrace and has bi-fold doors and a raised platform. This spacious self-contained room would make a fabulous gym or home office whilst also offering superb storage space.

### **OUTSIDE**

The apartment is approached from the driveway which sweeps around the villa to the gravelled parking area where there is an allocated parking space. The south facing communal grounds flow from the parking area and consist of a large mainly level lawn and a concealed walled vegetable garden. The gardens are very private and being south facing enjoy a good deal of sunshine throughout the day.

Accessed from bedroom (2) is a small gravelled courtyard garden and to the front aspect is a partially covered south facing terrace with double storage cupboard with plumbing for laundry appliances. This delightful area is the perfect sheltered spot to kick back and enjoy the sunshine or to entertain and dine al-fresco.

### **AREA**

Located within a large sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood.

Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

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 Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth.

**SERVICES** Mains water, gas, electricity and drainage are connected, subject to the necessary authorities and regulations. Gas-fired central heating to radiators.

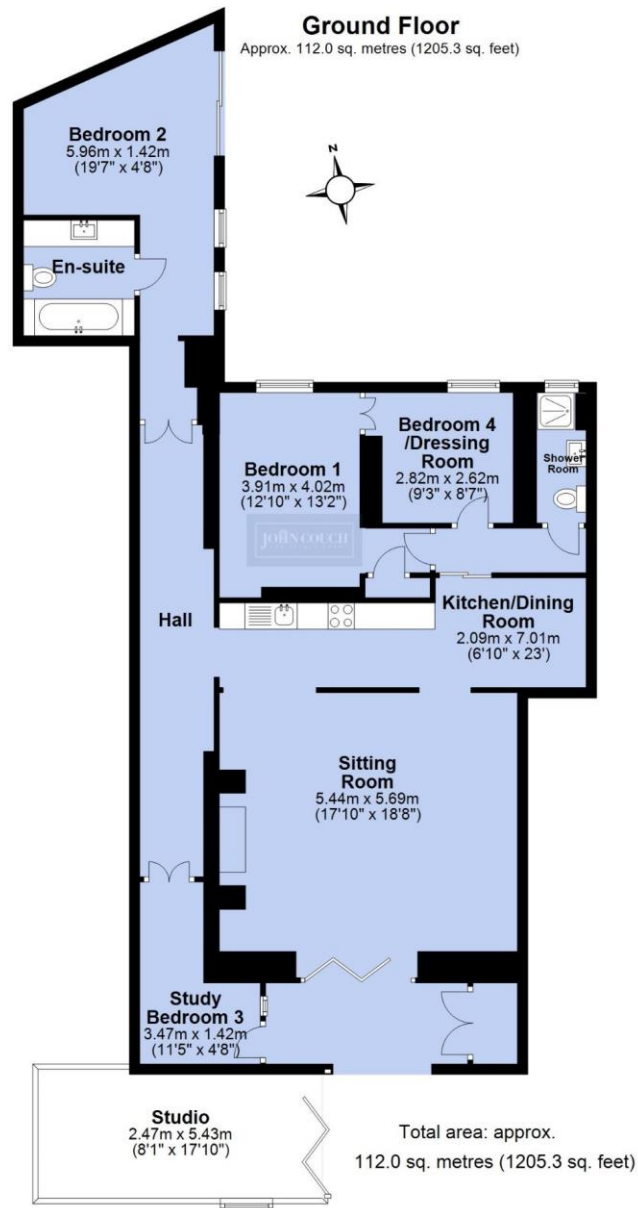
**CURRENT PROPERTY TAX BAND B** (Payable 2023/2024 £1658.80). **MOBILE PHONE COVERAGE** EE, Three, O2 and Vodaphone (Ofcom Data) **BROADBAND** Standard and Ultrafast available (Ofcom Data)

**CURRENT MAINTENANCE/LENGTH OF LEASE** £124 pcm. Remaining period of 199 year lease from 1985, residents own a share of the freehold.

**GENERAL GUIDANCE** Pets allowed with permission. Short term lets are allowed but holiday letting is not permissible. (Subject to confirmation by the Management Company)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	D	A
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla rightmove



[www.johncouch.co.uk](http://www.johncouch.co.uk)

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 affect your decision to buy, please contact us before viewing the property.