



JOHN COUCH
THE ESTATE AGENT

Houghton House
Hunsdon Road Torquay Devon

£795,000 Freehold



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£795,000



Elegant and gracious detached Victorian house with well proportioned and spacious accommodation presented with traditional style

Entrance porch ■ Cloakroom ■ Hall ■ Sitting room ■ Dining room ■ Conservatory

Inner hall ■ Study ■ Drawing room ■ Kitchen/breakfast room ■ Utility

6 bedrooms ■ 4 bathrooms

Garden level with kitchen/breakfast room, 2 rooms ■ Garden room ■ Gardens ■ Parking

FOR SALE FREEHOLD

Gracious and impressive in appearance, Houghton House successfully enhances the grandeur of Victorian life with the requirements of twenty first century living. A handsome home with well proportioned accommodation, the traditional elegance of the property is enhanced by the high standard of presentation working in harmony with the architecture of the period. Approached through a gated entrance, the property benefits from a private setting, with open views sweeping from Lincombe Hill to Tor Bay. The accommodation has been arranged to maximise the use of space, the principal rooms arranged over two floors, extending to the garden level with a further bedroom to the second floor. Tranquil, private and warm, the house captures maximum sunshine taking in aspects from the east to the west.

LOCATION

Hunsdon Road is well placed for access to the town, the harbourside and for the village style

ambience of Wellwood. The palm lined promenade and re-generated waterfront blend traditional seaside amenities with a Mediterranean atmosphere, the pavement cafes and bars adding to the cosmopolitan feel. Torquay has excellent private and state schooling, with comprehensive health care and an out-of-town shopping complex of many well known stores, opportunities also exist for sporting and leisure activities.

Communication links include a branch line railway leading to the inter-city network at Newton Abbot, with access via the A380 to the M5 motorway at Exeter.

OUTSIDE

Approached through a gated entrance, adjacent to the property, is parking for several vehicles. The gardens are private and laid to lawn with paved terraces, surrounding herbaceous borders,

shrub borders and rockeries. Brick built garden shed.

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

FIXTURES AND FITTINGS Only those mentioned in these particulars are included in the sale. All others, such as fitted carpets, curtains, blinds, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

CURRENT PROPERTY TAX BAND G (Payable 2012/2013 £2491.37)

VIEWING By appointment with the Vendors Agents

VIEWING BY APPOINTMENT ONLY









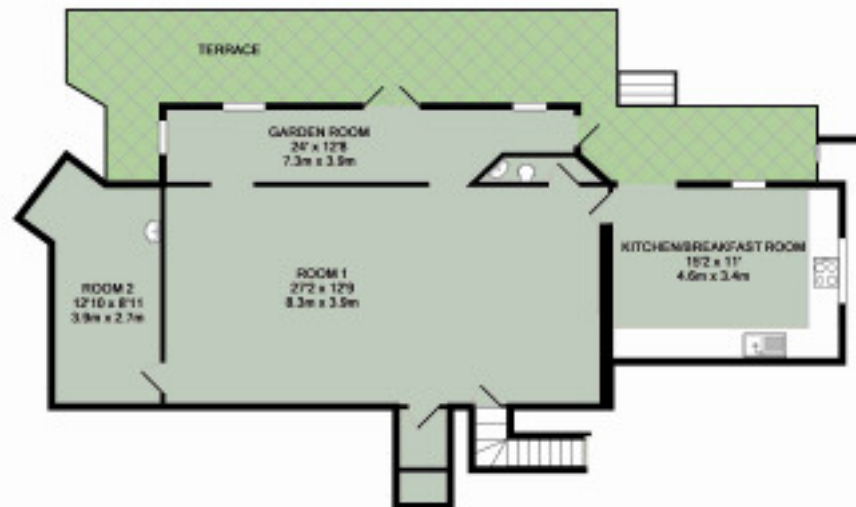








2ND FLOOR



GARDEN LEVEL ANNEX



1ST FLOOR



ENTRANCE LEVEL

TOTAL APPROX. FLOOR AREA 6107 SQ.FT. (564 SQ.M.)

Whilst every attempt 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, suppliers and appliances shown here are not intended and no guarantee as to their operability or efficiency is being given.

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