



Sea Salt Lodge St Luke's Road North  
Torquay Devon  
**£545,000 Freehold**





# Sea Salt Lodge St Luke's Road North Torquay Devon TQ2 5PD

## £545,000 Freehold



An individual three bedroom detached home with views into Tor Bay, low maintenance gardens, conservatory, summer house, games room, thatched gazebo, under house storage and gated, off road parking

- Detached home with bay views ■ Off-road parking
- 3 double bedrooms ■ Two bathrooms ■ Cloakroom/WC
- Sitting room with balcony ■ Kitchen/dining room ■ Games room/home office
- Wrap around, sunny gardens ■ Summerhouse & gazebo ■ Cellar style storage

### FOR SALE FREEHOLD

This unique home is set in an elevated position on the site of the former Waldon Castle, evidence of which is still visible on neighbouring properties. The house was designed to showcase extensive views around the sweep of the bay and across the surrounding area, with well-planned spaces that are presented with an appealing nautical theme inviting a laid back lifestyle.

### LOCATION

Sea Salt Lodge is set on tree lined St Luke's Road which is within the Belgravia Conservation Area. This attractive road encircles the hillside above the bay and a nearby footpath flows down the hill onto the Rock Walk which brings the seafront promenade harbour, marina and beaches all within easy reach.

A bus service runs in the vicinity and there are some local facilities available in nearby Croft Road, Belgrave Road and Lucius Street.

### INTERIOR

Unfolding over three mezzanine levels the front door opens to a porch with a further door opening to the hallway where there is a Cloakroom/WC and the kitchen/dining room can be found to the right side. This lovely bright room has large windows that frame the bay views and allow the room to be flooded with natural light. The kitchen is fully fitted with a range of shaker style white wall and base units complemented with contrasting countertops and there is a good range of integrated appliances. The kitchen has been designed to provide space for a dining table making this a very sociable room.

From the hallway open-tread stairs rise to a landing where the sitting room can be found to the right side. This room once again has excellent views and you are immediately drawn to the patio doors which give access to the south-east facing balcony.

Also on this floor is a double bedroom with fascinating elevated views over the surrounding hillsides. From the hallway there is access to eaves storage and a smart shower room and WC.

At the lower level are two further double bedrooms both with fitted cupboards. The principal bedroom opens to the conservatory making this a lovely peaceful and private retreat. From the conservatory there is access to the walled side garden.

Completing the accommodation at this level are two under stairs storage cupboards (one housing the tumble dryer and the other housing a freezer) and a family bathroom with a corner shower and freestanding claw foot bath.

**VIEWING BY APPOINTMENT ONLY**



Accessed from the side of the house, the garage has been successfully converted and is currently used as a games room however, this room with its separate access would work equally well as a home office space, or revert to garage space.

From the rear garden a lockable door opens to the basement area which provides fabulous secure storage space (not head height).

### **OUTSIDE**

Approached from the road where the property is bounded by a traditional old stone wall, gates open to the driveway which provides parking for several cars. Access to the house is via a few steps which lead to the front door.

The balcony is reached from the living room and has been perfectly situated to provide direct views into the Marina and around the bay. The gardens at Sea Salt Lodge wrap around the house and are bounded by fencing and traditional stone walls creating a sheltered sun trap with courtyard style spaces. The gardens have been planned for low maintenance with areas designed for relaxation and others for dining al-fresco and entertaining family and friends.

The attractive summerhouse provides a great space to store garden furniture or somewhere to relax in inclement weather. Adjacent to the front of the house is a decked garden area with a fabulous, thatched gazebo perfectly positioned to catch the late afternoon and setting sun. There are lovely bay views to enjoy with the whole space being designed for ease of maintenance.

### **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 out of town shopping parks close to Torbay Hospital.

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 international airport at Exeter provides a gateway 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.

**CURRENT PROPERTY TAX BAND** – The property is currently registered for holiday let business rates.

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)















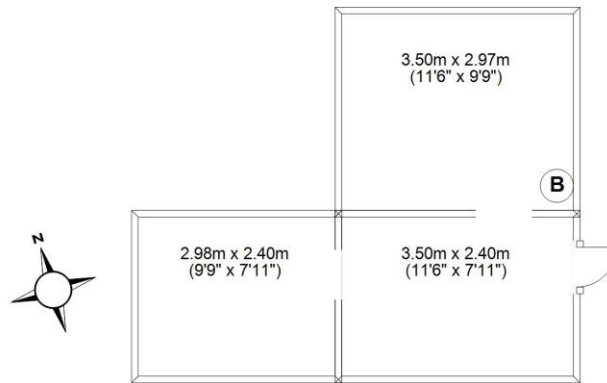




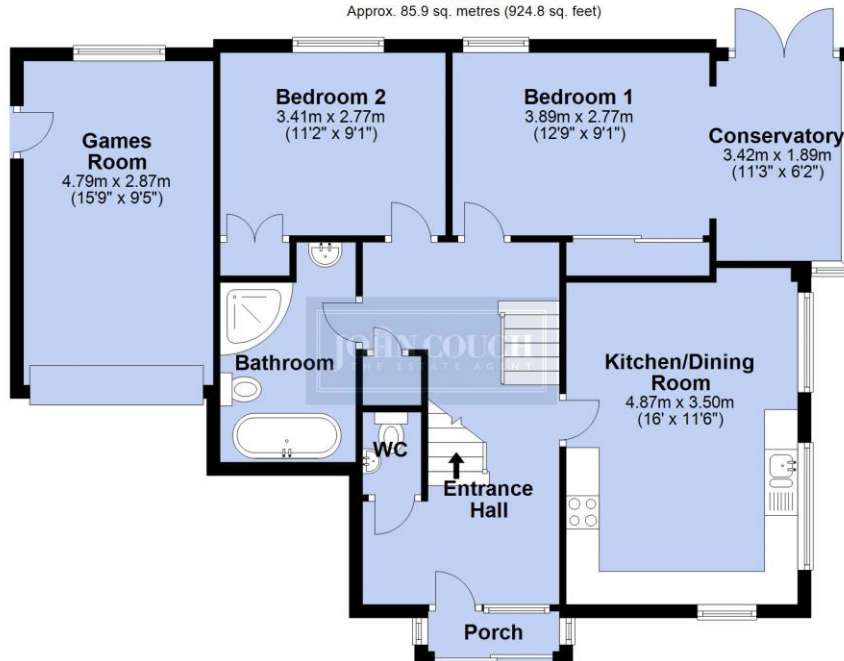




**Basement**  
Approx. 0.0 sq. metres (0.0 sq. feet)

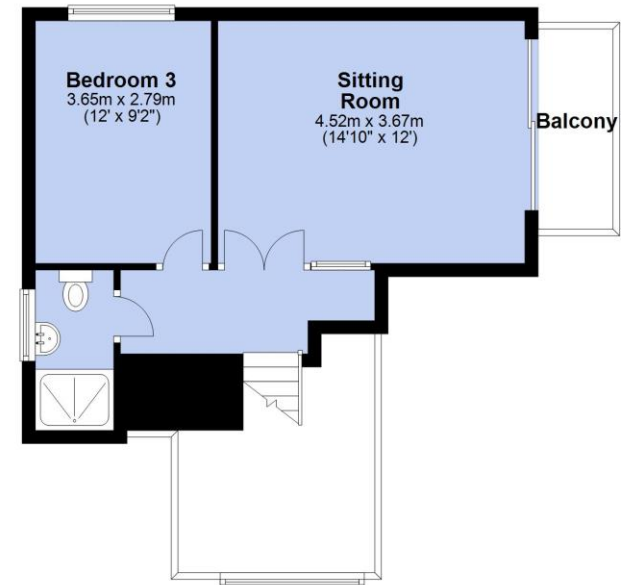


**Ground Floor**  
Approx. 85.9 sq. metres (924.8 sq. feet)



Total area: approx. 120.9 sq. metres (1301.5 sq. feet)

**First Floor**  
Approx. 35.0 sq. metres (376.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	<b>A</b>		
(81-90)	<b>B</b>		
(71-80)	<b>C</b>		
(61-70)	<b>D</b>		
(51-60)	<b>E</b>		
(41-50)	<b>F</b>		
(31-40)	<b>G</b>		
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.





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