



JOHN COUCH
THE ESTATE AGENT

Torland House
Wheatridge Lane Torquay Devon

£1,500,000 Freehold



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£1,500,000



This stunning six bedroom house with southerly bay views is the perfect blend of period elegance and stylish contemporary living, in an established residential location close to the sea front

Entrance hall ■ Sitting room ■ Dining room ■ Study/home office ■ Family room
Kitchen/breakfast room ■ Utility ■ Cloakroom
6 bedrooms ■ Dressing room ■ 3 en-suites ■ Bathroom ■ Balconies
Double garage ■ Gardens ■ Swimming pool ■ Summer house ■ Shower room

FOR SALE FREEHOLD

This secluded Edwardian era home has been subject to many sensitive interventions over the years with recent 21st century upgrades now creating a desirable home that blends its historic origins seamlessly with modern day necessities. The internal living space unfolds over two levels and spans just under 3,500 sq. ft plus summer house and a double garage. The elevated position provides a sense of privacy and the south facing aspect allows for wonderful bay views and an abundance of available sunshine.

LOCATION

Wheatridge Lane is a well-established residential address where the fine period homes create a distinctive neighbourhood conveniently close to the sea-front promenade.

This sought after location allows easy access to local beaches, the marina and town with local amenities available at Walnut Road. The area is also convenient for buses, the railway station and local schools (subject to admissions rules). A short distance away is the delightful village of Cockington with its quaint thatched cottages, pub, cafe and a 450-acre country park which can be explored through a network of paths and cycleways, including a delightful water meadow path to the seafront.

INTERIOR

Behind a traditional exterior the front door opens to the entrance hallway which is a successful mix of period charm and modern styling creating a sophisticated canvas for family living.

The two principal living spaces lie to the front of the house and both have large canted bay windows framing views across the terrace into the bay beyond and pocket doors which allow the spaces to be intimate or to be opened up creating a superb space for entertaining. The rooms have a calm neutral palette providing the perfect backdrop for contemporary furnishings to meld with the period architecture.

Returning to the hallway the kitchen/dining room is well fitted with bespoke heritage style units with a good range of integrated appliances and capped with Quartz countertops. A large island unit provides space for casual dining and the room has been designed for comfortable furniture to be placed in front of the glazed doors that open to the covered veranda and give lovely views across the terrace towards the sea.

VIEWING BY APPOINTMENT ONLY

Adjacent to the kitchen is a large family room where full length windows flood the space with natural light and French doors open to the rear garden terrace. The home office also has views over the rear garden together with a good range of built-in furniture including a desk, cupboards and shelving. At ground floor level there is also a cloakroom/WC and a utility room which has space and plumbing for laundry appliances and direct access to the back garden.

Returning to the entrance hall the original staircase rises to the first floor where there are six bedrooms and four bathrooms. The principal bedroom sits to the south side of the house and has fully fitted dressing room and a luxury en-suite with a bath and a double width shower. Canted bay windows frame stunning southerly views into the bay and a double-glazed door opens to the terrace from where the stunning sea views and late afternoon sun can be fully enjoyed.

Bedrooms two and three also enjoy southerly views around the bay with bedroom two having an en-suite shower room. The remaining three bedrooms overlook the rear garden, one has an en-suite shower room and one enjoys access to a small balcony. A family bathroom with both a shower and bath complete the accommodation at first floor level.

OUTSIDE

The property is approached through wrought iron gates which open to a driveway which provides parking and access to the double garage which has power and light.

The principal gardens lie to the front of the house where an expansive lawn bounded by laurel hedging meets the wide flagstone terrace which runs the width of the house. This terrace provides a sheltered and private space for relaxation or entertaining whilst enjoying the southerly seaward views.

From the rear steps rise to a raised terrace which flows around the side of the house to an area of decking providing southerly views into Tor Bay. The rear garden also incorporates a swimming pool and space for sun loungers whilst the large specimen palm tree adds a Mediterranean ambiance with high hedging and stone walls providing a good degree of privacy. This outside space is enhanced by a pool house, a summer house and a shower room/WC.

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 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 Totnes 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.

CURRENT PROPERTY TAX BAND G
(Payable 2024/2025 - £3721.41)

MOBILE PHONE COVERAGE EE, Three, 02 and a partial Vodafone service (Ofcom Data)
BROADBAND Standard (ADSL) and Ultrafast (FTTP) available with Virgin Media & Openreach (Ofcom Data)









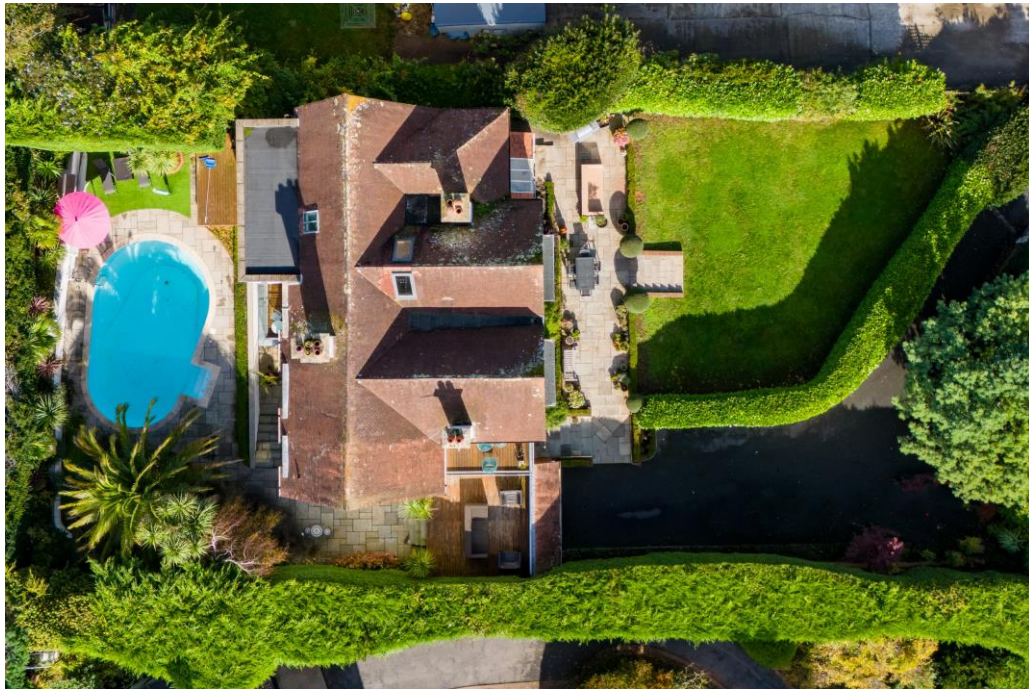


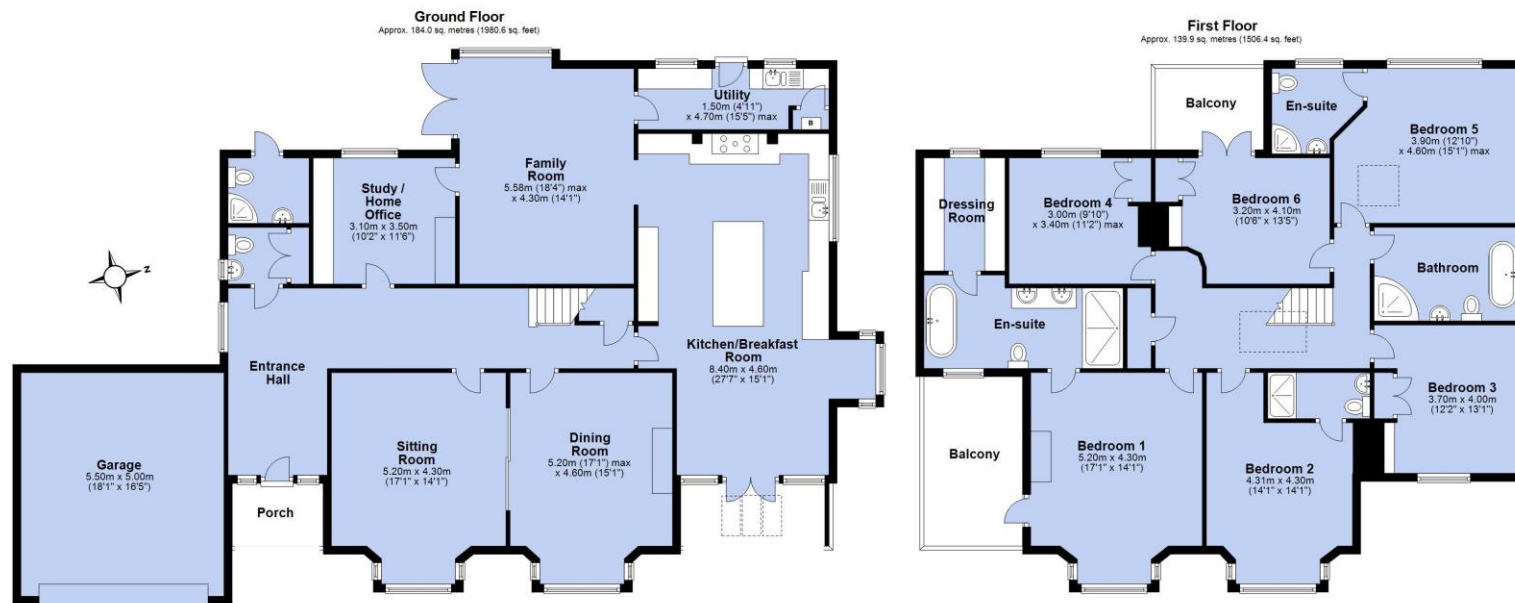




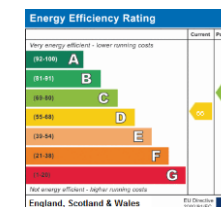








Total area: approx. 324.0 sq. metres (3487.0 sq. feet)



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.