



**JOHN COUCH**  
THE ESTATE AGENT

Compass Cottage Museum Road  
Torquay Devon  
**£625,000 Freehold**



# Compass Cottage Museum Road Torquay Devon TQ1 1DW

## £625,000 Freehold



This unique detached four bedroom home offers exceptional living spaces centred around a courtyard entrance with a large south facing terrace, sea views and garage parking, located close to the harbourside

- Southerly sea views ■ Detached house
- Sitting/dining room ■ Kitchen ■ Utility ■ Cloakroom/WC
- 4 Bedrooms ■ Two en-suites ■ Family bathroom
- Balconies ■ Courtyard garden ■ Sun terrace ■ Two single garages

### FOR SALE FREEHOLD

With architectural characteristics which indicate that it might have started life as a coach house, Compass Cottage has been creatively transformed to provide a stylish home for modern living.

The accommodation extends to around 2,400 sq.ft unfolding over two levels where bright dynamic spaces open to a courtyard, balconies and a roof terrace, laid out for maximum enjoyment of sunshine and harbour views.

### LOCATION

Museum Road is in an elevated position sitting above the harbour and within the Torquay Harbour Conservation area with the Marina and facilities of town in very easy reach. From the harbour area the sea front promenade leads to the beach at Abbey Sands with a superb choice of cafes and restaurants dotted along the waterfront.

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

### INTERIOR

Secure double gates open to the Mediterranean style courtyard with the front door opening to a welcoming entrance hall. The generous living area is naturally zoned to provide a seating area to the front aspect with a large, raised dining area to the rear. The canted bay window gives views towards the harbour and a fine stone fireplace with pebble-effect gas fire creates a cosy focal point.

Adjacent to this room is a galley style kitchen with windows overlooking the front aspect and a window to the west side overlooking the charming courtyard.

The kitchen is fully fitted with a good range of wall and base units incorporating some integrated appliances and capped with contrasting granite countertops that extend to allow for casual dining.

Returning to the hallway there is a cloakroom/WC and a large utility room that has a sink and space and plumbing for laundry appliances with a door leading directly into one of the garages.

The turned staircase rises to the first floor level where the principal bedroom suite can be found to the right side. This well-proportioned room also has a vaulted ceiling and beams which make the room unique and indicate the history of the house.

There is a good range of wardrobes to one wall and lovely views across the surrounding area towards the harbour, patio doors open to the south facing balcony that adjoins the large terrace.

**VIEWING BY APPOINTMENT ONLY**

The large en-suite bathroom has a Velux style window providing ventilation and natural light, there is a panelled bath in addition to a large double-width walk-in shower.

Bedroom two has a small south facing balcony with patio doors framing southerly views to the harbour and an en-suite bathroom. Bedroom four also enjoys views of the harbour with bedroom three having a large Velux style window that floods the room with natural light. A family bathroom completes the accommodation at this level.

From the landing there is access to the large loft space which is fully boarded and has Velux style windows.

#### **OUTSIDE**

Approached from Montpelier Road attractive arched gates open to the courtyard garden which has Mediterranean influences and provides a very private outside space perfect for al-fresco dining. The courtyard allows access to one of the garages with steps rising to the balustraded roof terrace. This large terrace has southerly views to the harbour and ample space for garden pots and sun-loungers creating a sanctuary that captures a good deal of sunshine throughout the day.

There are two garage, one accessible through the courtyard, which is tall enough to accommodate a camper van. The other garage is accessed directly from Montpelier Road. We understand that the unadopted section of Montpelier Road directly outside allows for additional parking.

#### **RESORT / AREA**

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

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, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas boiler with radiators.

**CURRENT PROPERTY TAX BAND F** (Payable Torbay Council 2025/26 £3379.77)

**MOBILE PHONE COVERAGE** O2, Vodaphone EE and Three (Estimated Ofcom Data)

**BROADBAND** Wireless Broadband Service















**Approximate Gross Internal Area 2479 sq ft - 230 sq m  
(Excluding Courtyard)**

Ground Floor Area 1444 sq ft – 134 sq m

First Floor Area 1035 sq ft – 96 sq m



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 72                      | 78        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| <small>www.epc4u.com</small>                |   |                         |           |



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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COTTAGE

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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.