



**JOHN COUCH**  
THE ESTATE AGENT

Castle Tor Oxlea Road  
Torquay Devon

**£1,600,000 Freehold**



Castle Tor Oxlea Road  
Torquay Devon TQ1 2HF

£1,600,000 Freehold



A Grade II listed Arts and Crafts style house and adjoining annex with stunning southerly sea views, exceptional living spaces, six bedrooms, excellent parking and garaging, serenely set within fabulous Grade II listed terraced gardens

#### FOR SALE FREEHOLD

Castle Tor was designed by F. Harrild, a pupil of Sir Edwin Lutyens, commissioned to build an imaginative house and gardens that take advantage of the outstanding sea views this elevated location allows.

This prime example of Arts and Crafts domestic architecture, built c1930, was conceived with a layout designed for maximum enjoyment of its location. The house has undergone some changes and modernisation over the years to now provide a comfortable home for modern living whilst retaining much of the charm and features of the original design including some intricate corning and panelling.

#### LOCATION

Oxlea Road occupies an elevated position in a desirable residential location adjacent to the Lincombes Conservation Area. Sought after for its peaceful ambiance, this address is close to the village style community at Wellswood, with its church, school, French patisserie, Post Office, delicatessen, pharmacy, pub, restaurant, cafes, independent shops and salons.

#### INTERIOR

The driveway opens out to the garage and parking area where steps flow through a series of circular arches that are symbolic of the unique architectural features of this property and which perfectly frame the vista through the grounds towards the sea.

The steps land at the entrance terrace where the original panelled front door is set in a Tudor arch and it opens to a most welcoming hallway from where all the accommodation can be accessed, including the large cloakroom.

The rooms to the south and east side of the house flow into each other with the sun room opening to the drawing room which in turn opens to the enclosed loggia which is now fitted out as a bar that adjoins the dining room making this a great space for entertaining family and friends.

The rooms to the south aspect enjoy fabulous views whilst the dining room has an original marble fireplace and a canted bay window that overlooks the sunken rose garden to the east side.

Returning to the hallway a second reception room is a stylish cinema room whilst the bespoke kitchen has been designed to provide an excellent space for food preparation with the central island creating an ideal place for casual dining. The oak base units and island are capped with contrasting matt granite countertops and there is an excellent range of integrated appliances with space for an American style fridge freezer. Two large pantry style cupboards provide additional storage.

To the rear is a fitted utility room with space and plumbing for laundry appliances.

From the entrance hall the original dog-leg staircase with attractive barley twist bannisters rises to the first floor landing where a large stained glass window projects a rainbow of light across the stairs and hallways.

VIEWING BY APPOINTMENT ONLY

The principal bedroom can be found to the right side where you are drawn to the glazed doors that open to the large balcony where the stunning views across the gardens and directly to the sea can be fully enjoyed. The room has a good range of fitted wardrobes and a really spacious en-suite bathroom has twin basins, a bath and a large shower and enjoys the same far-reaching views as the bedroom.

Bedroom two also has fitted cupboards and a window to the east aspect overlooking the sunken rose garden with doors opening to a small semi-circular Juliette balcony. The third bedroom is also a good double room with a window to the rear and a canted bay window to the east side. A further room, accessed from the landing, is currently used as a library/study but could be used as a fourth bedroom.

A large attic can be accessed from the landing. It is boarded and heated, providing excellent storage space.

Completing the accommodation in the main house is a fabulous family bathroom with a gothic arch to one end and fabulous original mosaic style tiling, there is a fitted bath and oval basin set into a freestanding cabinet in addition to a walk-in shower.

A separate annex can be accessed from the kitchen through a door on the ground floor, by means of a short corridor. The annex was originally used as the gardener's accommodation. This separate building has a gym/fifth bedroom and small bathroom to the ground floor along with a large storage cupboard/cloakroom. To the first floor there is a sitting room/bedroom six with storage cupboard and attic space. The annex may offer the opportunity to create a small independent living unit, subject to the necessary permissions and regulations. Attached to the annex is also an area currently arranged as a garden and wine storage area.

## **OUTSIDE**

The south-facing gardens are designed for enjoyment of the views with space for sun-loungers on the lawn and a table and chairs for al-fresco dining adjacent to the sun room.

The recurring circle theme is prevalent throughout the gardens and was a popular motif in the Arts and Crafts movement with its main influence being Gothic revival architecture.

The circle motif is believed to communicate a sense of harmony and connectivity and to this day the gardens instil a great sense of well-being with enormous care being taken to ensure that the beautiful landscaped grounds remain in total harmony with the house and its surroundings.

The terraces that surround the house were laid out as a series of garden rooms following the style of the famous garden designer Gertrude Jekyll and although parts of the lower gardens are now owned by a neighbouring property, Castle Tor sill has visual enjoyment of features like the rill, Tuscan style orangery and medieval style gate house.

To the east side of the house a delightful sunken rose garden is flanked by pergolas supported on Tuscan columns. From the rose garden there is an exit pathway to Lincombe Drive, which provides easy access to Wellswood, Lincombe Woods and Meadfoot Beach.

Approached from Oxlea Road the entrance is flanked by gate piers topped with imposing stone griffins, with the driveway descending to a gated parking area giving access to the large double garage. A secondary set of steps descends through terraces to the annex providing an alternative entrance.

## **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 where fast trains to London Paddington can take under three hours.

The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. Exeter is also home to an international airport (approximately 26 miles distant) providing 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 G** (Payable Torbay Council 2024/2025 £3899.72)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data based on outside reception) **BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)





















**Approximate Gross Internal Area 4388 sq ft - 408 sq m**

Ground Floor Area 2200 sq ft – 204 sq m

First Floor Area 1687 sq ft – 157 sq m

Garage Area 501 sq ft – 47 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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

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