



JOHN COUCH
THE ESTATE AGENT

Holmbury Aveland Road
Torquay Devon
£675,000 Freehold



Holmbury Aveland Road Torquay Devon TQ1 3PT

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A handsome semi-detached Edwardian era villa located within the Cary Park Conservation area, offering a superb family home with three reception rooms, four bedrooms, mature level gardens and large garage with workshop/store

- Semi-Detached Edwardian villa ■ Cary Park Conservation Area
- Three reception rooms ■ Four bedrooms ■ Three bathrooms
- Kitchen/breakfast room ■ Utility ■ Gated driveway ■ Large garage and workshop
- Level front and rear gardens ■ Level walk to Babbacombe Downs

FOR SALE FREEHOLD

A classic Edwardian semi-detached villa, Holmbury extends across 2,300 sq. ft unfolding over two levels, featuring lovely rooms of elegant proportions many of which retain fine period details. Holmbury has been a much loved family home that has been sensitively extended and updated over the years and now provides a home that is perfect for family living with secure level gardens, a double garage and gated driveway parking.

LOCATION

Aveland Road is within the Cary Park Conservation area sought after for its lovely park and the period homes that surround it. The area was first laid out in the 1890s with the main landmark being the Parish Church of All Saints. This location is very close to the famous Babbacombe Downs where far reaching views around Lyme Bay towards Portland Bill can be seen.

From the Downs, Oddicombe Beach is accessible by path or via the historic cliff railway, whilst at Babbacombe beach there is the renowned Cary Arms Hotel and Spa.

The beaches offer a range of water sports, boating and fishing opportunities and within Cary Park are a bowls and tennis club and children's play area.

Local amenities are available in Reddenhill Road with further extensive local facilities including small supermarkets, GP and dental surgeries in nearby St Marychurch which is also home to Torquay Golf Club.

There are many good schools in Torquay including a boys and girls grammar school in addition to a private school in St Marychurch (subject to any catchment area rulings).

Torquay harbour, Marina, sea front esplanade and facilities of Torquay town can be found approximately two miles distant.

INSIDE

Approached over a gated brick-paved driveway the front door opens to a vestibule which in turn opens to a welcoming entrance hall where the period details, proportions and charm of this home are immediately apparent.

To the front of the plan are two south facing reception rooms, the sitting room has a deep canted bay window that frames views over the front garden and a period style fireplace, whilst the adjacent dining room has a door opening to the garden terrace which is perfect for al-fresco dining.

VIEWING BY APPOINTMENT ONLY

Moving through the house a morning/breakfast room is perfect for casual dining alternatively it would make an excellent children's play room or second sitting room. To the rear of the house a large kitchen/breakfast room overlooks the rear garden and there is also a utility room with space and plumbing for laundry appliances and a shower room with washbasin and WC. Adjacent to the kitchen a small conservatory style vestibule that opens to the driveway and the garden.

Returning to the hallway the easy rise staircase with original balustrading rises to the first floor where the two largest bedrooms overlook the front garden.

The principal bedroom has a large canted bay window and there is a range of fitted furniture with an en-suite bathroom featuring a free-standing bath. The second bedroom also has a range of fitted wardrobes and there is a pleasant view over the front garden across the surrounding area. Bedrooms three and four have windows overlooking the rear garden with bedroom four having a built-in cupboard. Completing the accommodation at the first floor is a shower room.

OUTSIDE

Holmbury is privately set behind wrought iron automated gates where the brick-paved driveway leads around the side of the house to the large garage that is discreetly located to the rear. The garage provides excellent parking and storage with a further store and workshop with a window overlooking the garden.

The garden to the rear has an area of brick-paving with a walled and gated level lawn edged with fencing and some mature shrubs. A large terrace is positioned for enjoyment of the afternoon sun and is ideal for enjoying sundowners.

The front garden is well screened from the road with a variety of small trees and mature shrubs with an area of level lawn and a large paved terrace with a south-easterly aspect.

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 and in early summer the English Riviera Air Show is not to be missed.

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.

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. The M5 motorway can be joined at Exeter which 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 F (Payable Torbay Council 2025/26 £3379.77)

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

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













Ground Floor Area 1335 sq ft – 124 sq m
First Floor Area 996 sq ft – 93 sq m
Garage Area 402 sq ft – 37 sq m

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Garage Area 402 sq ft – 37 sq m



The image displays three floor plans for a property. On the left is a separate **Garage** plan, which is a large rectangular space. In the center is the **Ground Floor** plan, showing a central hallway with stairs leading up and down, and several rooms including a large sitting room, dining room, breakfast room, kitchen/breakfast room, utility room, and a double garage. On the right is the **First Floor** plan, which features four bedrooms of varying sizes, a bathroom, and a central staircase. Each room is labeled with its name and dimensions in both imperial and metric units.

Garage

Double Garage
23'1 x 17'11
7.03 x 5.47m

Ground Floor

Sitting Room
20'1 x 13'1
6.11 x 3.99m

Dining Room
17'2 x 13'0
5.22 x 3.95m

Breakfast Room
13'0 x 12'5
3.95 x 3.78m

Kitchen/Breakfast Room
21'1 x 15'10
6.42 x 4.83m

Utility
7'7 x 5'7
2.32 x 1.70m

St

St

St

First Floor

Bedroom 1
17'10 x 14'2
5.43 x 4.32m

Bedroom 2
17'0 x 13'5
5.17 x 4.10m

Bedroom 3
13'1 x 12'11
4.00 x 3.94m

Bedroom 4
12'8 x 8'8
3.85 x 2.64m

St

St

St

St

Garage

Ground Floor

First Floor

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.