



JOHN COUCH
THE ESTATE AGENT

Highbury Lydwell Road
Torquay Devon
£1,295,000 Freehold



Highbury Lydwell Road
Torquay Devon TQ1 1SN

£1,295,000 Freehold



A beautifully appointed and well-planned four bedroom detached house with extensive living spaces, southerly views into Tor Bay, fabulous gardens with swimming pool, roof terrace, summerhouse, two timber sheds, an integral double garage and driveway parking

- Detached house with southerly sea views ■ Kitchen/breakfast room
- Three reception rooms ■ Study ■ Four en-suite bedrooms
- Utility room ■ Swimming pool ■ Garden with lawn and woodland area
- Terraces ■ Roof terrace ■ Balcony ■ Double garage ■ Parking

FOR SALE FREEHOLD

Highbury is a fabulous contemporary home designed to take advantage of its elevated location to provide a secluded retreat with far-reaching southerly views across the hillside to the sea. The spacious internal layout is complimented by beautiful grounds that incorporate sun terraces, a swimming pool, a roof terrace, an area of lawn leading up to a wild woodland area, two timber sheds and summerhouse with an integral double garage and driveway parking.

LOCATION

Lydwell Road is a private no-through road that can be found on the edge of the Warberries Conservation area where individual homes occupy large plots that provide both privacy and a sense of exclusivity. Highbury is close to the nearby village style community of Wellswood, with its Parish Church, School (subject to any catchment area rules), pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

There are local beaches at nearby Anstey's Cove and Meadfoot both of which have cafes with waterside terraces. A local bus runs in the vicinity and the house is within easy reach of the harbour, marina and all that Torquay has to offer.

INSIDE

Approached over a paved terrace the recessed front door is sheltered from inclement weather and opens to a welcoming hallway where on the left side glazed double doors open to the dining room. This spacious room has southerly views across the terrace towards the sea and there are further double doors to the rear that open to the large kitchen/breakfast room.

This large room is fitted to two sides with an excellent range of wall and base units capped with contrasting granite counter tops and incorporating a range of integrated appliances.

A large kitchen island creates a natural division with the casual dining area where there is space for a large refectory style table to be placed adjacent to the double doors that open to the rear garden terrace.

The utility room is fully fitted with a range of units with space and plumbing for laundry appliances and a door opening to the side of the house. From the kitchen a door opens to a lobby that gives access to the integral garage.

Returning to the hallway double doors open to the living room which is another well-proportioned and bright room where a canted bay window has French doors that frame views to the bay and open to the south facing sun terrace. This room is perfect for relaxation where comfortable furniture can be arranged for enjoyment of the views and also to enjoy the warmth of the multi-fuel fire during the colder months.

VIEWING BY APPOINTMENT ONLY

The study overlooks the rear garden and leads to the large family room which runs the width of the house and enjoys an abundance of natural light enhanced by the vaulted ceiling. This versatile room currently serves as a dual function space, laid out as a home gym to the front of the plan with a conservatory style seating area adjacent to the doors that open to the rear garden.

Returning to the hallway the staircase rises to the first floor where an east facing window and a Velux style window allow an abundance of light to flow. At this level there are four excellent double bedrooms, three with built-in wardrobes and all with superb en-suite facilities with one of the bathrooms also accessible from the landing.

The two principal bedrooms enjoy the stunning views across the hillside to the bay beyond and one enjoys a south facing balcony whilst the other is dual aspect and has sliding doors opening to a large roof terrace with a glass and stainless steel balustrade. This terrace gets maximum available sunshine throughout the day and provides stunning views over the gardens and surrounding area towards the sea.

OUTSIDE

The driveway rises from the road opening out to provide parking/turning and giving access to the double garage. To the front of the house a series of south facing sun terraces have been designed to provide private areas for relaxation with steps descending to the swimming pool that has a slide feature and plenty of space for sun loungers and tables and chairs. There is even a built-in BBQ making this is a fabulous place to spend time enjoying the outdoors with family and friends.

A pathway leads to the rear of the house where a dining terrace has been created adjacent to the kitchen/breakfast room and several steps rise through the lawn flowing into a wild woodland area with pathways to explore. An attractive summer house with a deck is positioned for enjoyment of views into Lyme Bay with two large garden sheds providing space for a workshop and storage.

A double garage with an automated door provides secure parking and there is access via a lobby directly into the kitchen/breakfast room.

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, 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, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

There are several good primary schools in the vicinity and Torquay is also home to a boys and girls Grammer School (subject to any catchment or entry rules). An independent prep school is also available at nearby St Marychurch.

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 G (Payable Torbay Council 2025/26 £3899.72)

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

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













**Approximate Gross Internal Area 3342 sq ft - 310 sq m
(Including Garage)**

Ground Floor Area 2155 sq ft – 200 sq m

First Floor Area 1187 sq ft – 110 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-65)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	70	77
EU Directive 2002/91/EC		
www.epc4u.com		



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

JOHN COUCH
THE ESTATE AGENT



Zoopla rightmove



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