



JOHN COUCH
THE ESTATE AGENT

Merida Park Hill Road
Torquay Devon

£1,750,000 Freehold



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A stunning and truly unique Grade II listed early Victorian Villa meticulously restored to provide superior accommodation with extensive living spaces and two independent apartments, set amidst level gardens with sun terraces and secure gated driveway parking, close to the Marina and harbourside

FOR SALE FREEHOLD

This captivating home has been creatively re-imagined from its period origins where the comforts of a 21st century lifestyle are now beautifully complimented by the abundant original features of this distinctive home. Presented with great style and panache this home is securely located with private level gardens and a gated driveway that provides extensive parking. Two independent apartments located to the rear are currently luxury holiday lets with a five star rating.

LOCATION

Merida is very close to Torquay Harbourside and Marina where moorings are available for residents and visiting craft. Close by is Beacon Cove, famous for its links to Agatha Christie and from here the South West Coastal path leads up to Daddyhole Plain and onto Meadfoot beach.

Within a short stroll of the house is Torquay Yacht Club and some excellent restaurants including a superb fish restaurant and the Michelin starred Elephant with the whole waterfront offering a variety of excellent dining opportunities. The Imperial Hotel which is open to non-residents has a bar and restaurant with a sea view terrace and a day spa.

INSIDE

The striking design of Merida, complete with original venetian style shutters, cleverly conceals the scope and scale of this wonderful home where a bijou entrance cleverly disguises the remarkable and spacious home that unfolds inside.

The hallway flows from the entrance vestibule and is naturally illuminated by a series of inset panels that lend a gallery like feel to the space.

A large drawing room has two sets of French doors opening to the canopied terrace and the gardens beyond with a separate dining room providing excellent space for formal entertaining.

At the end of the hallway is the kitchen/family living room that spans the width of the house with windows to both the rear aspect and a stunning bay window bay framing views over the garden ensuring that this room is filled with natural light throughout the day.

The bespoke kitchen allows space for casual dining and a door gives access to a utility area with space and plumbing for laundry appliances and a separate cloakroom/WC.

Returning to the hallway there are three large double bedrooms all with contemporary en-suite bathrooms and a study with views to the driveway entrance.

VIEWING BY APPOINTMENT ONLY

A beautifully discreet staircase leads to the principal bedroom suite which is set within the magnificent bay window that overlooks the gardens below. A large en-suite bathroom has a double-width shower and bath and there is a fully fitted dressing room.

Completing the accommodation at the first floor is a study and two further double bedrooms, each with superb en-suite bathrooms. A second staircase descends to the ground floor.

OUTSIDE

The house is set on a level plot where there is a gated driveway with parking for many cars. The main garden has a south west aspect with an area of level lawn, ideal for a game of croquet, the original canopied terrace provides a perfect place for quiet contemplation.

A further terrace complete with a summerhouse has been designed for relaxation, entertaining and enjoyment of the views towards the harbour.

APARTMENTS

To the rear of the house steps descend to a courtyard where there are two individual apartments that enjoy five star rating and are currently successful as holiday lets.

These beautifully appointed apartments have contemporary kitchens and bathrooms with open plan living spaces that open to pretty courtyards with built in BBQ's.

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 around the bay and beyond. 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. 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

(Payable Torbay Council 2025/26)
Merida Band G - £3899.72
Apartment One Band C - £2079.86
Apartment Two Band C - £2079.86

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

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





















Approximate Gross Internal Area 7311 sq ft - 679 sq m

Lower Ground Floor Area 2731 sq ft – 254 sq m

Ground Floor Area 2932 sq ft – 272 sq m

First Floor Area 1648 sq ft – 153 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.



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