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THE ESTATE AGENT

Lightcliffe  
Lower Warberry Road  
Torquay Devon  
**£1,200,000 Freehold**







# Lightcliffe Lower Warberry Road Torquay Devon TQ1 1QY

## £1,200,000 Freehold



Quietly set in a sought-after Conservation area and comprising the principal section of a fine un-listed Victorian villa, this impressive property has been sympathetically updated enhancing its period features and now offers modern comfort within a heritage wrapping, enhanced by southerly bay views, landscaped gardens, double garage and gated driveway parking

### FOR SALE FREEHOLD

Lightcliffe effortlessly combines wonderful Victorian heritage with modern day interventions to provide a supremely comfortable home for the discerning buyer. Located to take advantage of the views across Tor Bay the house has period Italianate details such as Venetian shutters and a wonderful canopied veranda, there are beautifully landscaped grounds with level lawns, double garage and driveway parking.

Built c1860, this beautiful home has been extensively restored over recent years by skilled craftsmen who have carefully enhanced the home's period charm and the many retained architectural features. Unfolding over two floors and providing over 3,000 sq. ft of accommodation, the interiors have been sensitively decorated with elegant touches creating graceful spaces that are enhanced by southerly bay views.

### LOCATION

This handsome Victoria villa is privately located within the sought after Warberries Conservation Area where fine period homes are set along tree lined roads bordered by fine stone walls.

The nearby village style community of Wellswood has superb local facilities including convenience stores, a French patisserie, delicatessen, pharmacy, post office, pub, restaurants, cafes, salons, boutique shops, school and Church.

The harbourside and facilities of the town are within easy reach and there are good local beaches at Anstey's Cove and Meadfoot both with cafes with waterside terraces and access to the South West coastal path.

### INSIDE

At the head of the carriage driveway the original porticoed entrance provides a grand arrival point with a few steps rising to the front door that opens to reveal over 3000 sq. ft of accommodation that unfolds over two floors with storage provided in the cellars below.

To the left of the hallway is a well-proportioned study/library that has a most attractive fireplace with a large window overlooking the front driveway. To the right side of the hall a door reveals a sitting room of elegant proportions where a canted bay window frames views across the terrace to the gardens and the bay beyond.

This room is flooded with natural light and has double doors with glazed panels, opening to the adjoining dining room allowing the two spaces to be effortlessly opened up to provide a large combined space for entertaining.

The formal dining room has space for a large dining table and ancillary furniture with French doors encapsulating sea views and opening to the flagstone veranda and the gardens beyond. The conservatory is a modern extension to the house and provides an additional reception space with two sets of doors to the gardens, blending the inside and outside spaces perfectly. Discreet double doors reveal a fully fitted utility room with space and plumbing for appliances.

The kitchen sits to the rear of the plan adjacent to the dining room where French doors open to the east garden and provide an abundance of natural light. The room has been thoughtfully designed and is well fitted with a good range of wall and base units capped with contrasting granite countertops. A superb Rangemaster cooker takes centre stage and a large kitchen island provides the ideal place for casual dining.

**VIEWING BY APPOINTMENT ONLY**

Returning to the hallway there is a cloakroom/WC and access to the cellars which provide superb storage. The elegant original staircase gently rises to a landing where a beautiful stained glass window floods the hallways with natural light, with the stairs turning to arrive at the first floor.

The principal bedroom can be found directly ahead and upon entering you are immediately drawn to the large windows that frames lovely sea views across the bay towards Goodrington Sands. This beautifully proportioned room has a range of fitted wardrobes, space for a large bed and for comfortable sofas for relaxing. An impressive en-suite bathroom with double width shower and twin washbasins has a window to the west aspect.

Bedroom two is also a lovely spacious room where the double aspect windows provide views over the east garden as well as far reaching coastal views to the south. This bedroom has an excellent range of high-quality fitted wardrobes and a superb en-suite bathroom with twin-basins, a walk-in shower and a period style high-flush WC.

The third bedroom also has built in storage and has a window to the westerly aspect, bedroom four is set on the eastern side of the plan and is accessed through a lobby where there is a family bathroom with a shower over the bath.

## OUTSIDE

The southern boundary wall conceals inset electric gates which open to the carriage driveway that flows to the front of the house where there is a double garage and parking for additional cars.

The secluded gardens afford the house a good degree of privacy and a calming sense of tranquillity. Adjacent to the south flank of the house is a wide flagstone veranda partially covered by a tented canopy roof.

This is the perfect place for relaxing whilst enjoying the available sunshine and the southerly bay views. To the east side of the house is a more intimate garden area with a terrace positioned to capture the afternoon sunshine.

In the centre of the upper lawn a magnificent fountain provides a lovely focal point. The garden has many specimen plants and trees many of which are usually only found in warmer climes. There are two sheds that are perfect for storing garden tools and paraphernalia.

## 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. The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

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.

At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

## 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) Ultrafast (FTTP) (Estimated Ofcom Data)

**NOTE** The property benefits from a high-speed 5 Gbit network installation









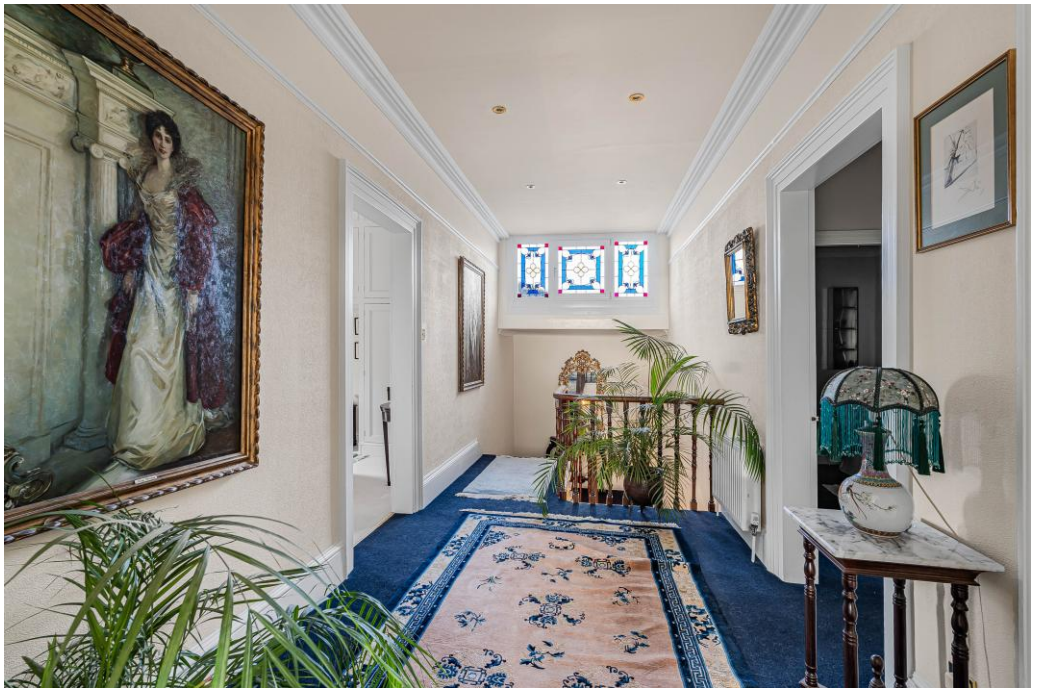
































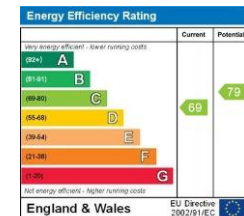


**Approximate Gross Internal Area 3317 sq ft - 308 sq m  
(Excluding Garage)**

Cellar Area 290 sq ft – 27 sq m  
Ground Floor Area 1778 sq ft – 165 sq m  
First Floor Area 1249 sq ft – 116 sq m  
Garage Area 416 sq ft – 39 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.



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