



**JOHN COUCH**
THE ESTATE AGENT

10 Rutland Heights
Daddyhole Road Torquay Devon

£295,000 Leasehold



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A bijou penthouse apartment, set within a sensitively renovated Victorian house, providing a rare seaside retreat where intelligent design meets understated luxury

Living room ■ Kitchen
Bedroom ■ Bathroom ■ Cloakroom
Roof Terrace
Communal gardens ■ Allocated parking

FOR SALE LEASEHOLD

Set within a highly select development, this bijou penthouse apartment crowns a sensitively renovated Victorian house, complemented by discreet new-build elements that sit harmoniously within their surroundings.

The result is a beautifully judged coastal residence, intimate in scale, yet rich in detail and outlook. The penthouse has been meticulously configured to deliver both comfort and exceptional functionality.

At its heart lies a light filled living space with clearly defined areas for relaxation and dining, flowing naturally into a fully fitted kitchen, designed for both everyday ease and entertaining.

What truly distinguishes the interior is the intelligent use of bespoke storage throughout the main living area.

Thoughtfully designed and seamlessly integrated, it discreetly accommodates clothing and everyday essentials, a level of ingenuity more commonly found aboard a luxury yacht, allowing the apartment to remain calm, uncluttered and effortlessly elegant.

High level windows enhance privacy while drawing in natural light, reinforcing the sense of elevation and retreat.

The bedroom offers a tranquil sanctuary, enhanced by a sleek en-suite shower room finished with quality fittings and a clean, contemporary aesthetic. Perfectly positioned it delivers comfort without compromise. A separate cloakroom is accessed from the living area.

A standout feature of the penthouse is its exceptional terrace, extending directly from the kitchen and living space.

Designed to accommodate both dining and relaxation, it provides an extraordinary vantage point from which to enjoy its exceptional views. The terrace transforms the apartment into a truly lifestyle home, blurring the boundary between inside and out.

OUTSIDE

The apartment sits within communal grounds, designed to enhance the sense of privacy and quiet exclusivity that defines the development.

The landscaped grounds create a backdrop to the architecture allowing the historic Victorian building and its contemporary counterparts to sit comfortably within their setting. An allocated parking space sits within the boundary, having the benefit of an EV charging point.

LOCATION

The development of Rutland Heights offers direct access to the South West Coastal footpath which winds through the cliffs to Meadfoot Beach. Here a waterside café, colourful beach huts and year round swimming provide a perfect combination of leisure and serenity capturing the spirit of relaxed seaside living.

Across the road the plateau of Daddyhole Plain unfolds with panoramic sea and coastal views, together with a volunteer manned coastguard lookout, a reminder of the areas enduring character and connection to the sea. In the opposite direction can be found Torquay harbourside and the Marina, the harbourside offering a wide variety of waterfront dining.

VIEWING BY APPOINTMENT ONLY

Beyond life beside the sea, Torquay has both cultural and heritage appeal with Torre Abbey, a Grade 1 listed medieval monastery and formal gardens, and Torquay Museum, which offers engaging exhibits focusing on local history,

It enjoys a growing calendar of events and festivals, from literary celebrations of one of its most famous residents (Agatha Christie) and an ever increasing range of outdoor festivals and occasions. A continuing programme of regeneration and enhancement aims to refresh and improve public spaces and amenities.

COMMUNICATIONS

Torquay enjoys excellent connectivity with a rail service direct to London Paddington, linking with the inter city services at Newton Abbot connecting thought the country.

The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within reach. The M5 motorway can be joined at Exeter, which is 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 A (Payable Torbay Council 2025/26 £1567) **CURRENT MAINTENANCE** £1500 per annum. 999 year lease from 02/09/2024, lease expiry date 01/01/3020, 994 years remaining.

GENERAL GUIDANCE Assured Shorthold Tenancy and holiday letting permitted, pets by permission.

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

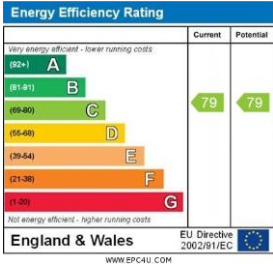
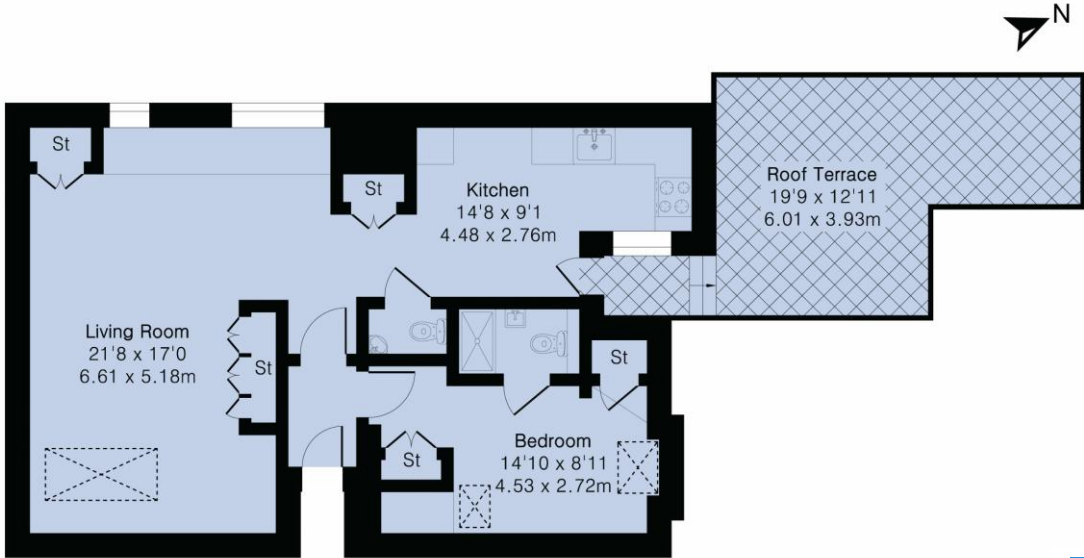
BROADBAND Standard (ADSL) Superfast (Cable)







Approximate Gross Internal Area 671 sq ft - 62 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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43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla rightmove



www.johncouch.co.uk

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