



LUCCOMBE  
HOUSE



**STAGS**

Luccombe House



# Luccombe House

Higher Warberry Road, Torquay, TQ1 1SF

Newton Abbot 7 miles, Exeter 23 miles, Totnes 8 miles, Plymouth 31

- Beautiful Sea Views
- Kitchen/Breakfast Room with Terrace
- Sitting Room
- Dining Room
- 6 Bedrooms (2 En Suite)
- 2 Bed Annexe
- Large Mostly Level Gardens
- Driveway Parking & Garage

**Guide price £675,000**

## SITUATION

Luccombe House is to be found on Higher Warberry Road, a sought after area of Torquay due to its close proximity to the Wellswood shops, restaurants, pub and St Matthias Church, and is just outside the Warberries conservation area. The harbourside and seafront are also close by with a myriad of restaurants and continental cafes and Torquay's international deep-water marina. For those that enjoy life on the ocean wave, the English Riviera is perfect, with many beaches within the bay, some beautiful and secluded.

There are first class educational facilities on your doorstep; within a couple of miles are Torquay boys and girls grammar schools as well as a number of well-regarded state and private sector schools.

With the new by-pass now open Exeter and the M5 motorway can be reached in half an hour. Torquay train station is only a few minutes away with a mainline service to Paddington via Newton Abbot. Exeter Airport has regular flights to many international and European destinations.

## DESCRIPTION

Dating from the late 1920s and retaining the charm & warmth of the era Luccombe House is ideally suited as a large family home, and has undergone a programme of improvement and modernisation during the current period of ownership. Thanks to the large bay windows and high ceilings the rooms are light and bright with a great feeling of space. There are a total of 6 double bedrooms, plus a 2 bedroom annexe with its own entrance, ideal for a dependant relative. The reception rooms are of generous proportions, and the recently updated kitchen/breakfast room has access to a large balcony. All the rooms (including the annexe) with a rear aspect benefit from the sea views over the leafy residential area to Lyme Bay and the Jurassic Coast beyond.



A substantial 6 bedroom home with annexe, large gardens and beautiful sea views





## ACCOMMODATION

An open storm porch leads from the front garden to the reception hall which gives access to all the reception rooms and from where the staircase rises to the floors above. The spacious and light kitchen/breakfast room has a range of white shaker style units above and below granite work surfaces with a peninsular breakfast bar and integrated dishwasher plus space for a washing machine. A smart Stoves range cooker makes cooking less of a chore, with extractor over. The other half of the room is designed as a breakfast family area with plenty of space for a dining table or more informal furniture. Sliding glazed doors give access to the large balcony that runs the width of the house, with plenty of space for alfresco dining, and allow views over the surrounding area and out to Lyme Bay and the Jurassic Coast. A door leads to the garage. The triple aspect sitting room runs the full length of the house with bay windows at either end, again allowing you to admire the wonderful views. A stone fire surround and mantelpiece houses a gas fire. The formal dining room overlooks the pretty front garden through the bay window; there is plenty of space for a grand dining table. Off the hall is the WC/cloakroom.

To the first floor, off the landing, are 4 double bedrooms, 2 with en-suite shower rooms and built in wardrobes, these two rooms also benefit from the sea views. The family bathroom has a shower, bath, WC, and basin, plus there is a separate WC on this level. The second floor has two further double bedrooms, both with vanity units.

The annexe is at the garden level with its own access from the garden which can be reached without going through the house, and would be perfect for a dependent relative or older children that want more independence. There are 2 bedrooms, sitting/dining room, kitchen and bathroom, with most rooms benefitting from the lovely outlook over the gardens to the sea beyond.

## GARDEN & GROUNDS

The gardens are a real feature of this property with the entire plot measuring just over a third of an acre. To the front is a tarmac drive leading from the pillared entrance with plenty of parking and leading to the large single garage. A pretty area of garden separates the front of the property from the drive. A wall to the front, trees and hedging give a good degree of privacy. The rear gardens are mostly laid to lawn with two areas separated by trees. The lower part of the garden is level and was at one time used as a tennis court. The sea views across the local area can also be enjoyed from the garden.

## SERVICES

Mains drainage, water, electricity and gas.

## LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel : 01803 201201

E-mail: [fss@torbay.gov.uk](mailto:fss@torbay.gov.uk)

## VIEWING ARRANGEMENT

Strictly by prior appointment only with

Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay office follow the A379 Babbacombe Road to Wellswood. At the brow of the hill turn left into Higher Warberry Road opposite St Matthias Church. Continue up the hill and the property stands on the right hand side just before the turning for Higher Warberry Road.







These particulars are a guide only and should not be relied upon for any purpose.



Stags

6 Vaughan Parade, Torquay, Devon, TQ2 5EG

Tel: 01803 200160

torquay@stags.co.uk

