



7 The Woods



Dartmouth 11 miles
Totnes 10 miles
Exeter 21 miles

A large family home in a sought after location with panoramic elevated sea views

- Stunning Panoramic Sea Views
- Deceptively Spacious at 3,283 sqft
- Well Presented Throughout
- Annexe Potential
- Large Kitchen Family Room with Terrace
- 5 Bedrooms (3 En Suite)
- Landscaped Gardens
- Double Garage & Parking

£729,000

SITUATION

Located in a quiet residential cul-de-sac in The Lincombes near Wellswood, this spacious family home occupies a commanding position with panoramic sea views. Ideally located for a quiet life, yet within easy reach of Torquay's bustling harbour side and town centre.

Torquay was a grand anchorage favoured by the Royal Navy during the Napoleonic Wars and soon benefited from their presence as smart lodging houses were built to accommodate the officers. With a south-facing aspect, miles of sandy beaches and the arrival of the railway in 1848, its growth as a holiday destination for the rich and famous was spectacular. The harbour with its large marina, elegant Georgian terraces, palm trees and subtropical gardens, remains the most attractive area.

Torbay benefits from a full range of well-respected schools including the boys and girls grammar schools. Rail links from Torquay join the main line to London in Newton Abbot.

DESCRIPTION

This fabulous house is perfectly positioned to take advantage of the fantastic views on offer. Set in an elevated position off Lincombe Drive the sea views take in part of Tor Bay and Thatcher Rock, as well as across the leafy Ilsham Valley to Lyme bay and the Jurassic coast as far as Portland Bill on a clear day. Well-presented throughout, the highlight of the accommodation that stretches to a surprising 3282 sqft is the large kitchen family room with 3 sets of patio doors opening the room to the full width terrace. There is also a spacious sitting room, conservatory, snug, garden room and utility. There are five bedrooms, three of which are en suite. The layout would lend itself to the creation of an annexe if required.

ACCOMMODATION

The hallway is open to the snug creating a large and welcoming room off which is a cloakroom/WC and storage for coats and shoes. You are immediately drawn through

to the wonderful open plan kitchen/family room, a very spacious room taking in the full extent of the views through the wall of glass to the rear. There is ample space for dining furniture as well as more informal seating, French doors open to the conservatory that in turn has doors to the gardens. The kitchen has a modern range of gloss grey floor and wall mounted units with white granite tops and a large island/breakfast bar. Integrated appliances include an induction hob, oven, dishwasher, combi microwave and there is space for two freestanding fridge/freezers. The sitting room is broadly open to the family room and is of a good size with an open fire with a stone surround. Off the kitchen is a garden room leading to the utility room, double garage, and second staircase from the side door.

The first floor has a flexible layout with up to five bedrooms. The area shown on the plan with beds 2 and 4 could be closed off to create an annexe if required, with its own entrance and stairs. The master bedroom is large with two banks of fitted wardrobes and a dressing area, patio doors lead to the large balcony taking in the views. A recently re-fitted Jack and Jill shower room serves the master bedroom, and there are two further en suite bedrooms.

GARDENS AND GROUNDS

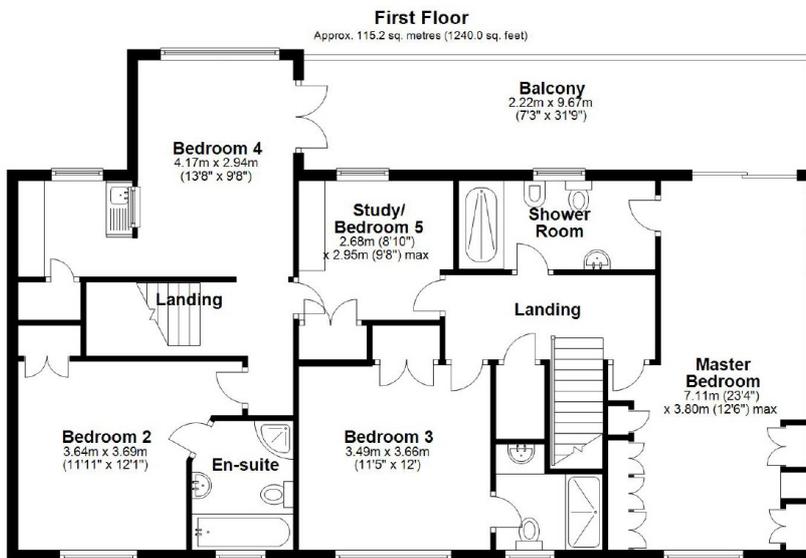
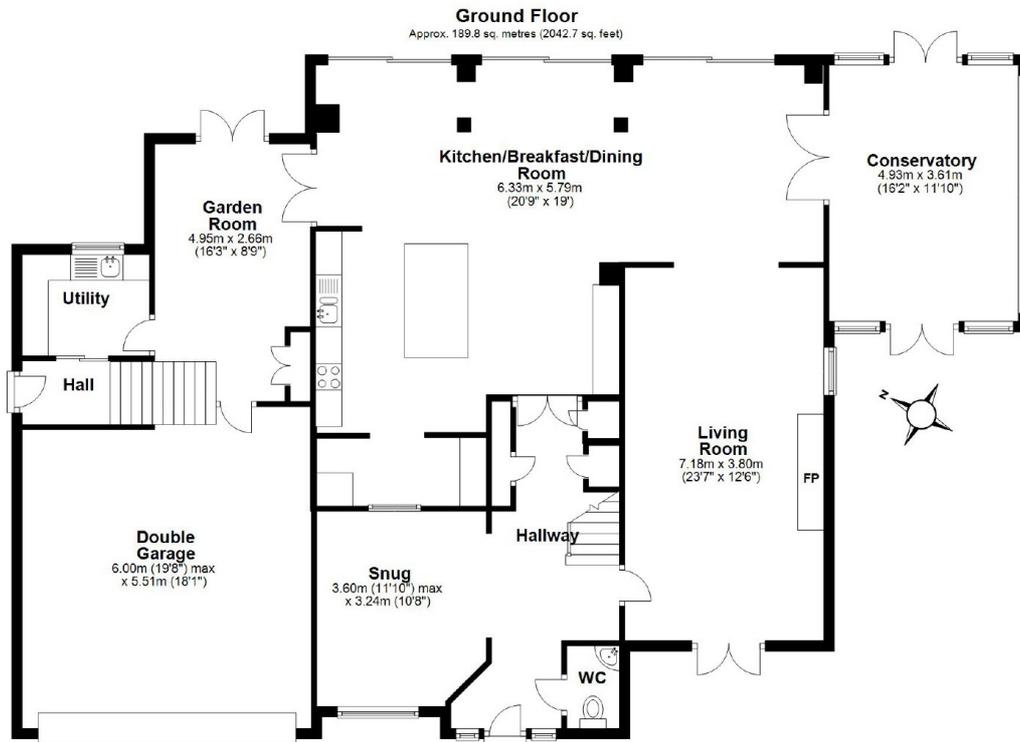
To the front is driveway parking leading to the double garage and a lawn with shrubs and small trees. Gates either side of the property lead to the rear. Off the rear of the house is a full width terrace with glass and stainless balustrade and plenty of space for alfresco dining or entertaining. Steps lead to the landscaped lawned garden with further steps to a lower lawn with pond and water feature, all privately bounded by hedging. Borders are planted with a profusion of shrubs and bushes. To the side of the property is a Japanese style garden.

SERVICES

Mains Water, drainage, gas and electricity.
Gas Central Heating

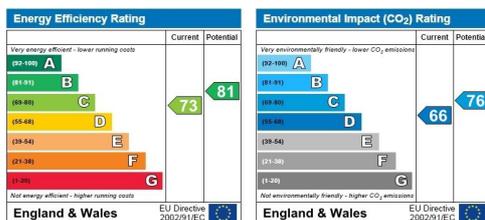


7 The Woods, Torquay



Total area: approx. 305.0 sq. metres (3282.8 sq. feet)

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



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