



JOHN COUCH
THE ESTATE AGENT

The Lodge
Babbacombe Road Torquay Devon

£799,000 Freehold



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423 Babbacombe Road Torquay Devon TQ1 2QG

£799,000 Freehold



Within a short walk of Wellswood, and now in need of renovation, the property offers an imposing and attractive detached period home with many Arts and Crafts features, charming gardens and garage parking

- Wellswood location
- Gothic style porch
- Dining room
- Sitting room
- Study
- Kitchen/breakfast room
- Principal bedroom suite with balcony
- Four additional bedrooms
- Two en-suite bathrooms
- Family bathroom
- Gardens
- Gated entrance with parking and garages

FOR SALE FREEHOLD

The Lodge is thought to date from the Victorian era, with later sympathetic extensions carried out c1920 to create an example of Arts and Crafts architecture. This historic home is now ready for a new chapter with renovations required to create an outstanding home for the modern age.

Privately set yet close to excellent local amenities, the property is within the Warberries Conservation and is designated as being a key building as shown on the Warberries Conservation Area Map of Historic Buildings (1975).

Quintessential features include neo-Gothic arched windows set in exposed stone, the stone features continuing with an impressive entrance porchway. Extensive use of wood throughout the property creates a warm ambience, with a magnificent panelled sitting room and beamed ceilings.

Decorative coving and open fireplaces are further pleasing characteristics as are original doors with inset stained glass panels.

The accommodation opens to a reception hallway, in turn leading to an ante room ideal as a home office. The ground floor also includes a sitting room, dining room and well-appointed kitchen/breakfast room. The first floor has five bedrooms and four bathrooms, the principal bedroom suite has a dressing area in addition to the en-suite facilities and a balcony overlooking the garden.

A further feature of this home are the colourful mature gardens, planted with a profusion of trees and shrubs including a magnolia tree and wisteria climbing the side elevation. A pretty woodland glade leads to a small pond, with a sheltered terrace adjacent to the house, a perfect place for al-fresco dining. To the rear of the house is a large swimming pool, surrounded by terracing (currently de-commissioned)

Approached directly from Babbacombe Road a wide driveway offers parking space for several vehicles, leading to the garaging.

SERVICES Mains water, electricity, gas and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND H (Payable 2023/24 £4465.70) **MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

DISCLAIMER – *The photographs used in this brochure depict the house when it was fully furnished.*

Please note that the swimming pool is now out of use and in need of attention.

VIEWING BY APPOINTMENT ONLY







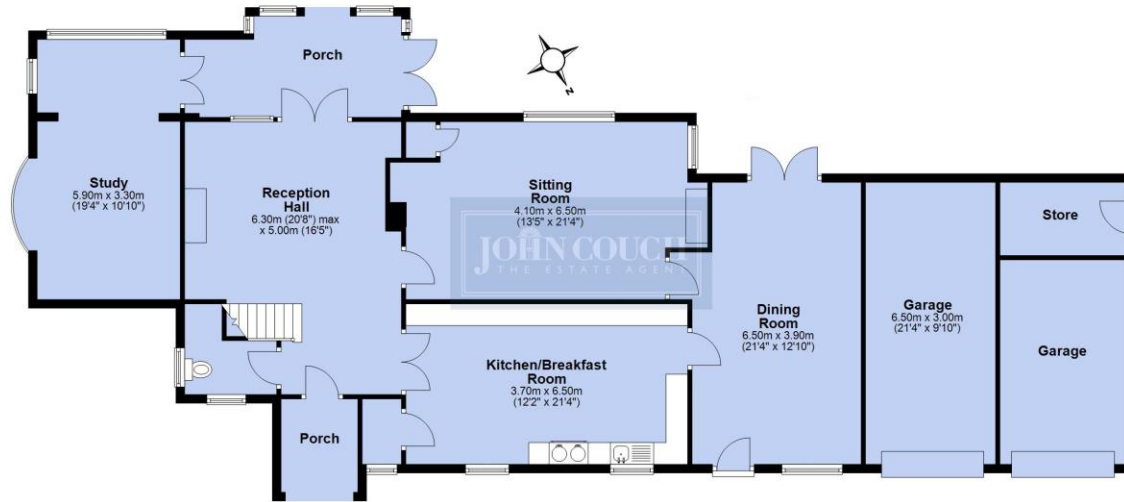




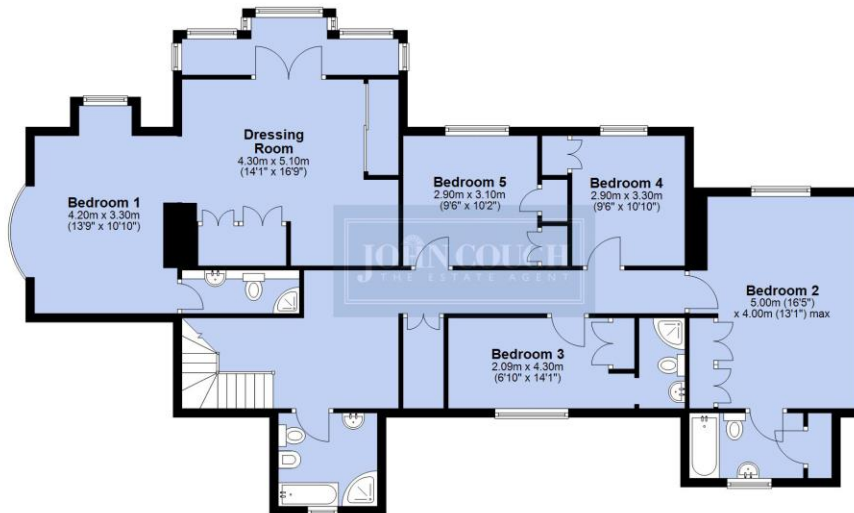




Ground Floor
Approx. 187.9 sq. metres (2022.8 sq. feet)



First Floor
Approx. 134.8 sq. metres (1451.4 sq. feet)



Total area: approx. 322.8 sq. metres (3474.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.