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THE ESTATE AGENT

Hermosa Cottage Higher Woodfield Road  
Torquay Devon  
**£495,000 Leasehold**



# Hermosa Cottage Higher Woodfield Road Torquay Devon TQ1 2LB

## £495,000 Leasehold



A stunning single storey home creatively converted from the ground floor of the original stables built for the neighbouring Victorian villa, now providing a superb three bedroom home with private gardens, gated driveway, parking and sweeping views across the hillsides into the harbour

- Creatively converted period home on one level
- Sweeping views down to the harbour
- Open plan living areas ■ Three double bedrooms
- En-suite shower room and family bathroom
- Driveway parking ■ Level gardens ■ Sun deck and terrace

### FOR SALE LEASEHOLD

Tucked away in a sought-after location this three bedroom home has been converted and extended with a high attention to detail to provide a light, open and flexible living space where the inside and outside spaces blend seamlessly and the focus is on the far reaching views to Warberry Hill and enticing glimpses into the harbourside. Finished with an impeccable eye for detail the house has been lovingly and comprehensively restored, conjuring up the mood of the past while being perfectly designed for modern living.

### LOCATION

Hermosa Cottage is privately set in the Lincombes Conservation area which is sought after for its quiet ambiance, natural beauty and fine period architecture. This location is within easy reach of the harbourside and facilities of the town with local buses available nearby.

The beaches at Meadfoot and Anstey's Cove with their waterside cafes are also within easy reach and there are local shops available at Lisburne Square with a more extensive range of amenities at the nearby village style community of Wellswood where there is a parish church, pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

### INTERIOR

Approached across the brick-paved, gated driveway your eye is drawn to the captivating view around the hillsides and down into the harbour area. A path leads to the bespoke arrow-slit front door which opens to an area of vaulted ceiling that perfectly mirrors the peak of the door. This level of design detail is apparent throughout the home where efforts to maintain the integrity of the building have been carefully enhanced by tasteful modern interventions.

Stylishly presented in calming, refined shades this design-led home opens up over 1300 sq. ft with a level garden providing a sheltered and private retreat.

The living areas are essentially open plan although the spaces have been so thoughtfully designed and zoned that rather than presenting as one open plan room they slowly reveal themselves as you move through the space. The use of oversized opaque glass ceiling panels floods the whole area with an abundance of daylight that creates a wonderfully uplifting mood.

The dining hall is ideal for a large refectory style dining table creating the perfect space for entertaining family and friends and where large windows capture the lovely views.

VIEWING BY APPOINTMENT ONLY

The well-planned kitchen combines period style with modern functionality and has been fitted with beautiful hardwood cabinetry by Neptune which has been finished in classic Driftwood, beautifully offset by contrasting white Quartz countertops. A Belfast style sink adds to the period feel and the kitchen has been completed with a range of integrated appliances.

The living space continues to reveal a beautiful sitting room where a period fireplace creates a focal point for colder days and large bi-fold doors allow the room to be flooded with natural light and also give access to the decked terrace for a seamless link to the garden. Beyond the living room is the principal bedroom suite where the bed is set against a panelled wall and situated to enjoy the restful views through the window. The room provides space for bedroom furniture and seating and there is a superbly fitted en-suite shower room.

Bedroom two is situated at the other end of the property and has been painted a restful shade of green to create a lovely calm space with a window to the side aspect. Bedroom three is currently used as an occasional bedroom and would make a superb home office with a large window providing views across the garden to the hillside of the Warberries. Completing the accommodation is a stylish contemporary bathroom with electric underfloor heating.

### **OUTSIDE**

From Higher Woodfield Road a smart brick-paved driveway allows for easy parking and continues to form a pathway to the front door where the paving abuts the level lawn.

The gardens sit to the front of the property where the views stretch from the harbour area across the wooded slopes of the conservation areas where after dark the twinkling lights around the garden and of the properties across the hillside provide fascinating night-time interest.

The garden has been designed for maximum enjoyment of the outside but with consideration to making the space easy to manage. There are two separate seating areas from which to enjoy any available sunshine and the extensive views. The decked terrace is adjacent to the house with access via bi-fold doors and to the western corner an intimate paved terrace is the perfect spot to enjoy sundowners.

### **AREA**

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides 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 B** (Payable Torbay Council 2024/2025 £1736.66)  
**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) Ultrafast (FTTP) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LEASE TERMS** The freehold is in shared ownership between this property and the one above with a new lease in the process of being issued. Service Charge TBA

**GENERAL GUIDANCE** Assured Shorthold Tenancies of a minimum of six months. Pets are permitted.











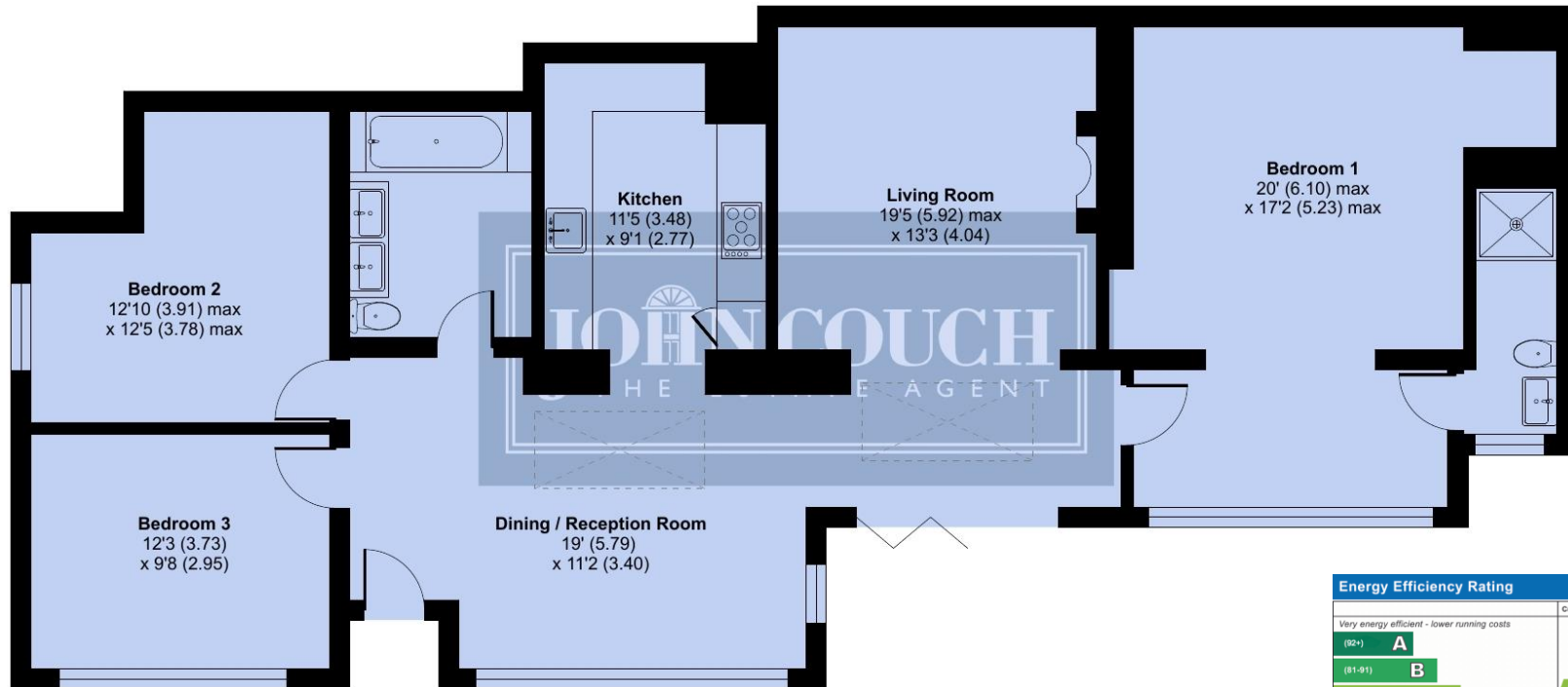




# Higher Woodfield Road, Torquay, TQ1

Approximate Area = 1322 sq ft / 122.8 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for John Couch The Estate Agent. REF: 1145127

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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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.