



JOHN COUCH
THE ESTATE AGENT

Marlow Wheatridge Lane
Torquay Devon

£1,195,000 Freehold



Marlow Wheatridge Lane
Torquay Devon TQ2 6RA

£1,195,000 Freehold



Transformed from its 1930's origins this stunning residence provides exceptional accommodation in a private location with sea views towards Tor Bay, superb gardens, sun terraces, balcony, recently built oak-framed garage, summerhouse and generous driveway parking

FOR SALE FREEHOLD

Tucked away behind a traditional stone wall, this five bedroom home has been inspirationally upgraded creating the perfect balance between its period origins and contemporary living. The stylish décor infuses a calm ambiance whilst the layout has been arranged to allow for easy access to the outside spaces which flow around the house providing separate areas for relaxation and outside entertaining. Thoughtfully reimaged interiors include a heritage palette of colour whilst large windows allow for an abundance of natural light to flow. This beautifully presented home also has a recently built oak-frame garage, driveway parking and gardens that are enhanced by a raised deck and garden summerhouse.

LOCATION

Wheatridge Lane is in a prime residential location favoured for its quiet ambiance, sea views and proximity to the level sea front esplanade that flows around the bay.

This location is well positioned for easy access to local hotels, a selection of restaurants and bars, the harbour, marina and the sandy beach at Torre Abbey Sands. It is also within easy reach of the woodland and valley walks of Cockington where the 450 acre country park and picturesque village with its thatched cottages, tearooms and listed pub are waiting to be explored.

Torquay railway station is close by with extensive local amenities at the nearby village style communities of Walnut Road and Old Mill Road. There are several good primary schools in the vicinity and Torquay is also home to a boys and girls Grammer School (subject to any catchment or entry rules).

INTERIOR

Marlow is believed to have been built during the 1920's although the architectural style and elegant room proportions are probably more reminiscent of an Edwardian house.

The period ambiance is still very evident although the house has been skilfully refurbished and reconfigured to provide the flexibility required for 21st century living with accommodation that provides comfortable living spaces that are also perfect for entertaining family and friends.

From the enclosed porch double doors open to reveal the welcoming entrance hall where the exquisite style and spacious interior that this home has to offer are immediately apparent. Marlow has a traditional layout with the living areas at entrance level and to the rear a magnificent open-plan kitchen and living area create a real hub with areas defined for cooking, dining and for relaxation.

The new kitchen has period style units capped with modern white Quartz countertops with a large island unit providing an excellent space for casual dining.

VIEWING BY APPOINTMENT ONLY

A sitting area flows into a large square bay window and there are French doors opening to the rear garden terrace creating an easy transition between the inside and outside spaces.

To the rear of the space is a utility room which has been fitted to the same standard as the kitchen providing space for a side-by-side fridge/freezer and with space and plumbing for laundry appliances.

To the front of the plan are a cosy living room and a more formal dining room. Both rooms have been beautifully detailed with square bay windows providing character and framing views over the front sun terrace and gardens.

Returning to the entrance hall there is a large storage cupboard and separate cloakroom/WC with the elegant original staircase rising to the first floor with a few further steps giving access to two of the bedrooms that sit to the front of the house with large square bay windows that provide far reaching views across the surrounding area and into Tor Bay.

Both rooms are of a good size with the principal bedroom having built-in wardrobes and an en-suite bathroom that also works Jack and Jill style with an additional door to the landing. This superb en-suite has not only been fitted with a fabulous double-width shower but uniquely has double doors opening to a balcony making this a fabulous place to start or finish any day.

Returning to the main landing are two further double bedrooms, one with a square bay window overlooking the side garden and one overlooking the rear garden. Completing the first floor accommodation is a full bathroom and a separate cloakroom/WC.

Stairs rise to the second floor where there is a room of generous proportions that has fabulous south easterly views out to sea and around into the harbour area. This room is currently used as a bedroom with large study space and it has access to the loft area and superb eaves storage cupboards.

THE OUTSIDE

Approached through automated gates the driveway rises to the house where to the right side is a recently built bespoke oak framed garage with separate side storage for a ride-on lawnmower.

The house is elegantly set within the established gardens that flow around the house and although the gardens have been hugely enhanced elements from the original property are still in evidence. Now designed for maximum enjoyment throughout the year with architectural and mediterranean plantings chosen to suit the seaside location with terraces and decks positioned to follow the trajectory of the sun throughout the day and for enjoyment of the views. A particular feature at the rear is the large sun terrace and raised deck from where the sea views can be enjoyed whilst dining al fresco. The summerhouse provides a cosy space to escape on more inclement days with the whole area being perfect for entertaining family and friends.

AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture. There are many stylish bars, a choice of fine restaurants and an international marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and have waterside cafes and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls, and cricket are all close by.

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.

CURRENT PROPERTY TAX BAND G (Payable 2024/2025 £3721.41)

MOBILE PHONE COVERAGE EE, 02 Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)

NOTE The bay windows and side windows have been replaced in recent years











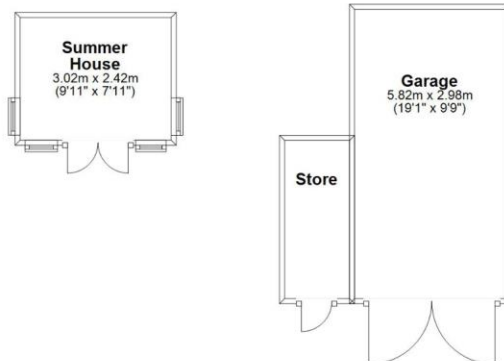
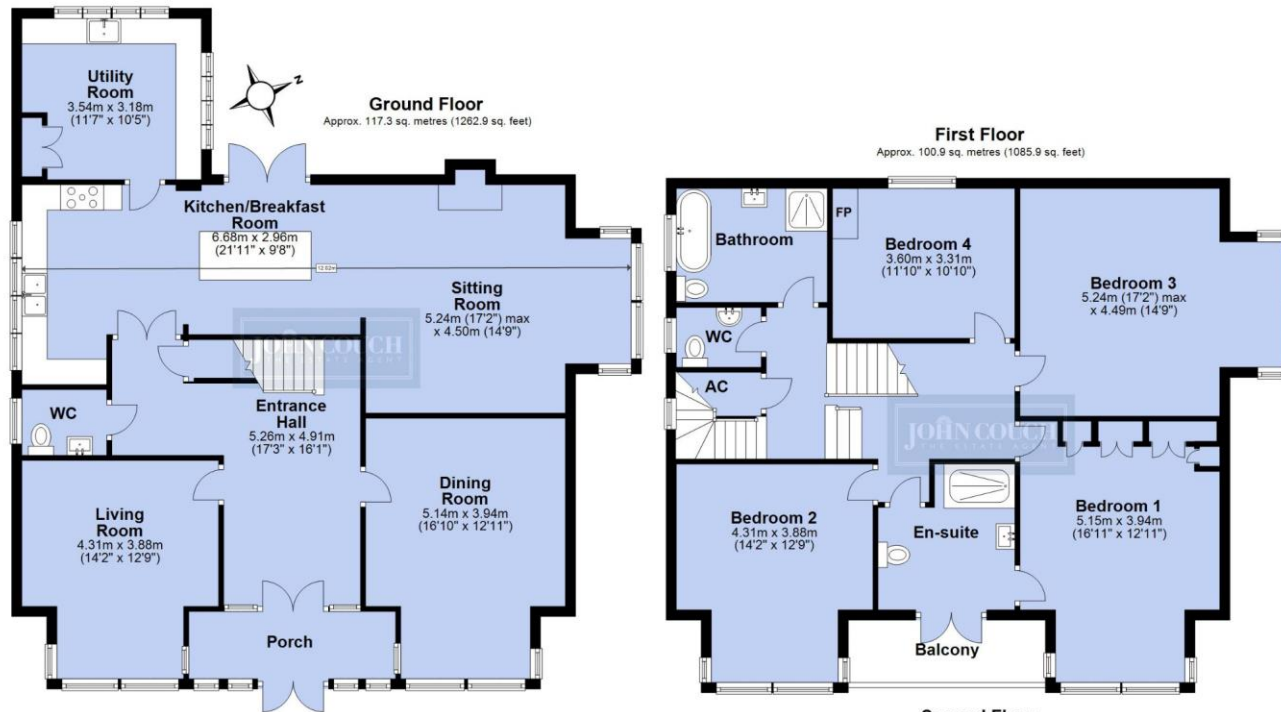












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.



**JOHN COUCH**
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

www.johncouch.co.uk

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 effect your decision to buy, please contact us before viewing the property.