

ABSOLUTE

SALES & LETTINGS



Orestone Cottage, Rock House Lane, Maidencombe

Torquay, Devon, TQ1 4SX

Guide Price: £795,000

13 Ilsham Road, Wellswood, Torquay, TQ1 2JG

Offices across Torbay & Teignbridge

Orestone Cottage, Rock House Lane, Maidencombe, Torquay, TQ1 4SX

A Well Presented And Spacious Four Bedroom Detached Character Cottage

- Secluded Semi Rural Location
- Impressive Lounge / Dining Room With Vaulted Ceiling and Minster Stone Fireplace
- Quality Modern Fitted Kitchen / Breakfast Room With Integral Appliances and Solid Granite Worktops
- Four Double Bedrooms, Two With En-Suite Facilities And The Master Having A Walk In Wardrobe
- Modern Fitted Family Four Piece Bathroom / WC
- Reverse Level Accommodation
- Ample Driveway Parking and Double Garage
- Attractively Landscaped Gardens, Perfect For Alfresco Dining
- Located Close To Maidencombe Beach
- EPC Rating - TBC



Occupying A Secluded Semi Rural Location Close To Maidencombe Beach Is This Character Detached Cottage, With Parts Of The Original Building Dating Back To 1805...



Taking Modern Estate Agency To New Heights

Absolute Sales and Lettings are proud to present Orestone Cottage, which was formerly the coach house for Orestone Manor House that dates back to the early 1800's and has been extended in time to form a comfortable family home with modern facilities.

The accommodation has reverse level layout briefly comprising front door opening to entrance vestibule, door to inner hallway with oak stairs and glass balustrade rising to the first floor. On the entrance level there is the master bedroom with walk in wardrobe and luxury en-suite shower room / WC.

There are two further double bedrooms, one with a further en-suite shower room / WC and the other having ample built in wardrobe space and a superb utility room with access to the rear. On the first floor, there is a most impressive lounge / dining room with feature vaulted ceiling and a minster stone fireplace and feature glass gable with triple aspect room having views over the attractively landscaped gardens. There is an impressive kitchen / breakfast room with built in appliances and solid granite worktops and bi-folding doors giving access to a second patio area and also a fourth double bedroom and separate four piece bathroom / WC.

Outside, there is ample driveway parking that leads up to the double garage with electronically operated up and over door with light and power. Over the garage is a superb patio area enclosed by glass balustrading, ideal for alfresco dining. This in turn leads to the main garden area which is attractively landscaped, level and laid largely to lawn surrounded by a variety of shrubs, flowers, bushes and Torbay palm.

From the kitchen there is access to a second patio which is timber decked and is again ideal for alfresco dining. The rear gardens are enclosed by a combination of brick walling and timber fencing and offer a great deal of seclusion.





This property occupies a semi rural location offering a good deal of seclusion, within approximately half a mile from the picturesque Maidencombe beach and the well regarded Thatch Tavern Inn.

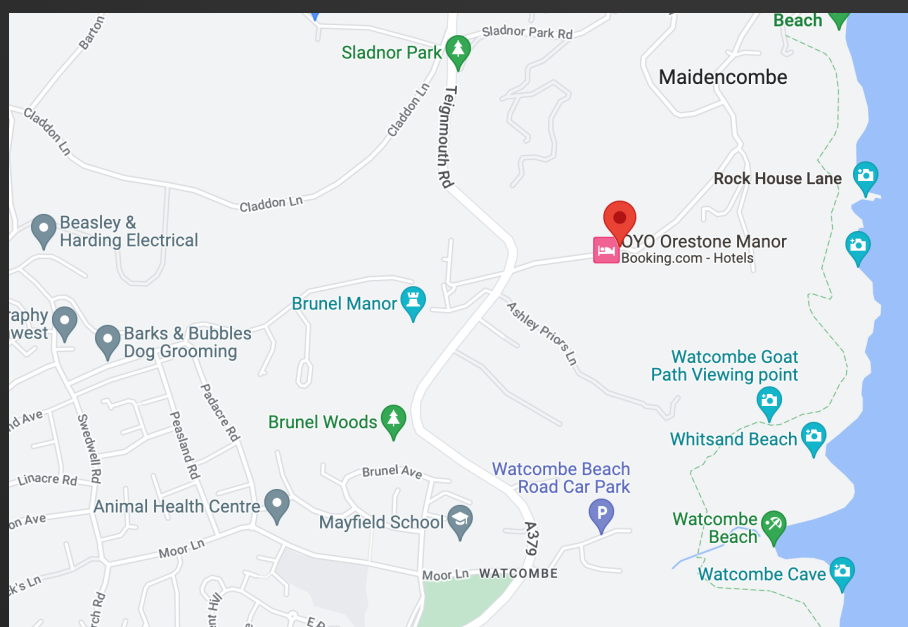
There is also easy access to both Babbacombe and Oddicombe beach, Torquay town centre, seafront and deep water marina which all offer a brilliant array of restaurants, shops, facilities and amenities which are approximately three and a half miles distant.

The well regarded and peaceful Shaldon village is also approximately three and a half miles distance away.

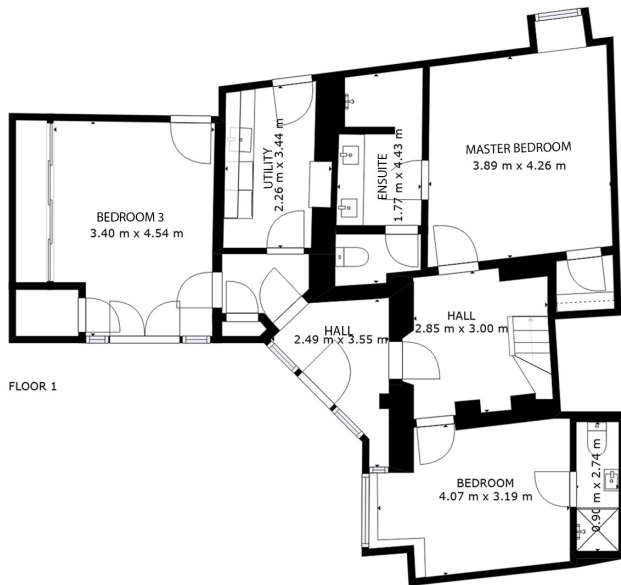
An internal inspection is highly recommended to fully appreciate the size, condition and position this property boasts.







Please do not hesitate to contact the team at Absolute Sales & Lettings on 01803 214214 for more information or to arrange a viewing for this stunning property.



HAVE A PROPERTY TO SELL OR LET?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.