



JOHN LAKE
ESTATE AGENTS

The Coach House

Sutherland Road | Warberries | Torquay | TQ1 1RU

Nestled within the prestigious Warberries Conservation Area, on one of Torquay renowned seven hills, THE COACH HOUSE is aptly named, being the former coach house of the adjoining Victorian Villa, and offers an individual character home providing spacious and versatile accommodation arranged over three floors which enjoys sea and coastal views into Tor Bay from the principal accommodation found to the first floor level. Set behind a pair of high wooden gates the property enjoys a good deal of privacy, with an attractive sheltered cobbled courtyard and balcony providing ideal outdoor relaxation space.

The Warberries is enviably placed with Torquay's harbour and yacht marina found at the base of the hill, whilst Wellswood with its village ambience is located approximately half a mile distance offering a delightful range of shops, bistro restaurants, local pub and well supported St Matthias Church. The popular primary schools of Warberry and Ilsham are also easily accessible.

£495,000 Freehold

JL

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Our Area

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

Step Inside

Double gates open to the private walled courtyard garden and parking area leading to a front door opening to the RECEPTION HALL with wood flooring and UTILITY/AIRING CUPBOARD with provision for washing machine and slat shelving. A multi-paned glazed door opens to the INNER HALL with window to the rear and storage cupboard. The KITCHEN/BREAKFAST ROOM is a bright room with large window to the rear and window overlooking the front courtyard garden. The kitchen is fitted with a range of oak fronted units and tiled working surfaces with wood trim and inset sink unit. Built-in electric oven, four ring gas hob, provision for dishwasher and space for fridge/freezer. Ceramic tiled floor and door to the reception hall. Door to the bright, spacious DINING ROOM with windows to both the front and rear.

From the Inner Hall stairs rise to the First Floor Landing with window to the side enjoying views over the surrounding area towards the Lincombes hillside and some sea views into Tor Bay across to Brixham and Berry Head. The SITTING ROOM is a lovely bright double aspect room with five windows, enjoying views across the surrounding area, over the valley to the Lincombes hillside with sea and coastal views into Tor Bay toward Brixham and Berry head. Wood flooring and feature stone fire surround and hearth with fitted log burning stove. A door opens to the DECKED BALCONY with timber balustrading overlooking the front approach towards the Warberries hillside and further door opening to a metal staircase leading down to the courtyard garden. BEDROOM 1 is a triple aspect room enjoying views across the Warberries conservation area and window looking towards the Lincombes and sea views into Tor bay, arched window overlooking the balcony and into the courtyard. Stripped natural flooring, part sloping ceilings and range of built-in wardrobes. Arched doorway opening to the balcony. BATHROOM with modern white suite of 'P' shaped bath with shower over, vanity unit and WC. Tiling to walls, heated towel rail, ceramic tiled floor and arched obscure window. BEDROOM 4 with large arched window enjoying sea views towards Brixham and Berry Head.

From the Inner Hall stairs descend to the lower level Hallway, ideal for use as a study area with window to the rear and large built-in cupboard with shelving and cupboard over. SHOWER ROOM with shower cubicle, wash hand basin and WC. BEDROOM 2 with window to the rear. Door to BEDROOM 3 with window to the side and obscure glazed door to the rear.





5
Minute drive
to
Torquay's
Harbourside



5
minute drive
to
Babbacombe &
St Marychurch



Step Outside

To the front of the property double gates open to the cobbled courtyard providing an ideal private recreational space. INTEGRAL GARAGE with up and over door, power, lighting and high level windows. Ideal gas fired boiler, electric meter, gas meter and consumer unit. From the courtyard is a storage room with tiled floor, power, lighting and window.

Additional Information

Majority Double Glazed
Gas Central Heating
Council Tax Band - 'D' (Torbay Council)
EPC - D

PLEASE NOTE: We are informed by our clients that the property is freehold, with a small area of flying freehold.

Directions: Sat Nav: TQ1 1RU. From our office turn right at the traffic lights onto Babbacombe Road (A379) and proceed along, turning right just after Tesco into Reddenhill Road.

Take the fourth turning on the left into Quinta Road and continue to the top of the hill. Turn left into Windsor Road and immediately right into Cedars Road. Proceed past Warberry Primary School to the end of the road and turn left into Higher Warberry Road, where the property will be found on the right-hand side, on the corner of Sutherland Road.

OWNERS INSIGHT

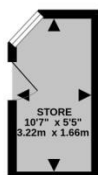
"Having been born and raised in Torbay it is an area that is very dear to my heart and when I had to move away for work I always vowed that I would return as soon as I was able. As soon the opportunity to 'come back to my roots' arose I grasped it and have never regretted it for one minute. Due to knowing the area extremely well I knew that the Warberries was the ideal area for what I needed, not only is it a picturesque and tranquil setting, it is also quite easily accessible to the amenities of Torquay, the picturesque harbourside and seafront, and also to the facilities in nearby Wellswood, all of which I still regularly frequent. When I viewed The Coach House I immediately knew that I had found my new home. It provided me with a wealth of accommodation which was also extremely versatile to adapt to my changing needs and was an intriguing, individual home that I could picture myself living in and I knew that I would never be able to replicate it anywhere else.

After spending approximately 30 years living here and enjoying my beautiful home I now feel that the time is right for me to move on to be closer to my family. I will leave The Coach House with a wealth of happy memories and give any new owners the opportunity of creating theirs."

LOWER FLOOR
879 sq.ft. (81.2 sq.m.) approx.



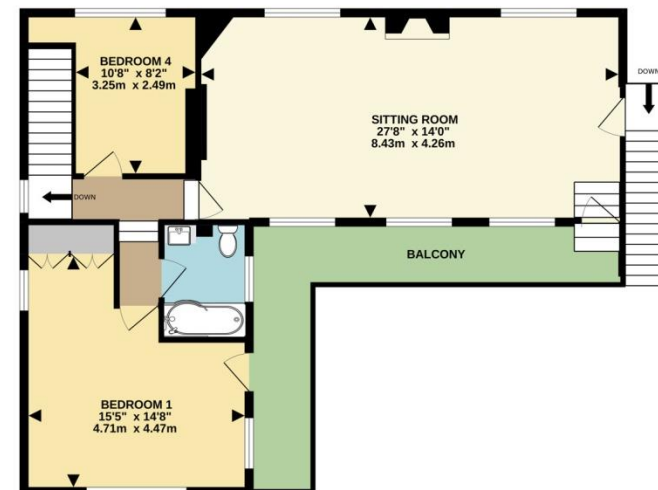
STORE
107 sq.ft. (9.9 sq.m.) approx.



PROPOSED LEVEL
852 sq.ft. (78.6 sq.m.) approx.



UPPER FLOOR
852 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 2153 sq.ft. (200.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to 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.