



JOHN LAKE
ESTATE AGENTS

Gullivers Rest

Cedars Road | Warberries | Torquay | TQ1 1SB

This DETACHED COTTAGE stands in a wooded setting adjoining the Warberry Copse, at the top of the prestigious Warberries hillside. Built circa 2000 in a character design to blend with its period neighbours, the property tastefully fuses the conveniences you would expect from a modern home. The interior is complemented outside with driveway parking and gardens which wrap around to the rear with decked terrace overlooking the lower main garden.

A host of picturesque walks are enjoyed nearby toward Anstey's Cove, Meadfoot Beach, or Torquay's harbour at the base of the hill. Wellswood with its 'village' ambience is a saunter away boasting a selection of shops, Coop, delicatessen, pharmacy, post office, pub, restaurants, Ilsham Primary School and well supported St Matthias Church.



£350,000 Freehold

JL

The Old Town Hall | Manor Road
St Marychurch | Torquay | TQ1 3JS
01803 328899

property@johnlake.co.uk

www.johnlake.co.uk

Our Area

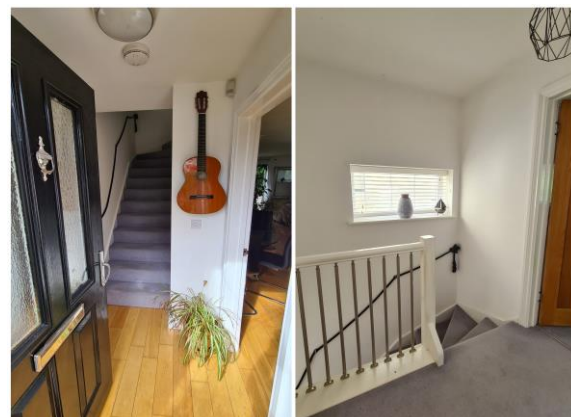
Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities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

Step Inside

A composite front door opens to the RECEPTION HALL with wood flooring followed through to the open plan principal living space. The KITCHEN/BREAKFAST AREA is fitted with a range of high gloss units with brushed steel handles and solid woodblock working surfaces with inset sink unit.

Integrated Bosch electric oven, four ring gas hob with glass canopy filter hood over and undercounter provision for fridge with freezer compartment. Cupboard housing the gas fired boiler, understairs storage and large window to the front. A breakfast bar loosely divides the SITTING ROOM where a glazed door with matching side window enjoys a view of the neighbouring Warberry Copse, and opens to a compact paved terrace overlooking the lower garden. CLOAKROOM with WC, wash hand basin, heated towel rail, wood flooring, extractor fan and obscure window.

From the Reception Hall stairs rise to the First Floor Landing with window allowing ample natural light. BEDROOM 1 with character sloping ceiling and exposed timbers, fitted cupboard, and window overlooking the neighbouring Warberry Copse. BEDROOM 2 with character sloping ceiling and exposed timbers, loft access hatch with pull down ladder and window to the front. The BATHROOM is fitted with a white suite of panelled bath with shower over, vanity unit and WC. Illuminated mirror and obscure window.





10
minute walk
to
Wellswood
'village'



5
minute drive
to
Torquay's
Harbourside



Step Outside

A vehicular gate to the front opens to the brick paviour driveway parking, with further pedestrian gate and pathway leading to the front door. Side access with generous timber garden shed, currently utilised as a UTILITY with provisions for washing machine and dryer. A stepped approach descends down to the main garden area where there is storage under the raised terrace, which is accessed directly from the principal room. The garden is arranged in gentle tiers, mainly gravelled and composite decked for ease of maintenance with fenced boundaries directly adjoining the Warberry Copse.

Additional Information

Gas Central Heating
Double Glazing

Directions: SAT NAV: TQ1 1SB. From our office in St Marychurch turn right at the traffic lights on Manor Road onto the Babbacombe Road. Progress for approximately 1 mile passing through Babbacombe and past the Palace Hotel on your left hand side. On reaching St Matthias Church turn right opposite into Higher Warberry Road and continue up the hill. At the sharp bend bear right into Windsor Road and at the brow of the hill turn left into Cedars Road.

SELLER'S INSIGHT

"Gullivers Rest was my dad's little sanctuary, a place he could relax and enjoy time pottering in the garden. Bordering the woodland, you can waste a day watching the wildlife with squirrels playing and birds feeding. Warberry Primary School is close by, and it is lovely hearing the children playing, but equally incredibly quiet outside schools hours and holidays.

Dad was a keen walker and often took the winding Victorian pathways near the cottage which meander through the Warberries toward the South Devon coast paths, Torquay Harbour, and Meadfoot Beach."

Council Tax Band - C (Torbay Council)

EPC - C

Regional Cities of Exeter & Plymouth
Approximately 20 Miles and 37 miles respectively

Magnificent Dartmoor National Park approximately 21 miles

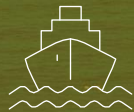
TORQUAY IS WELL CONNECTED...



Torquay Train Station is just one stop from the main line Newton Abbot

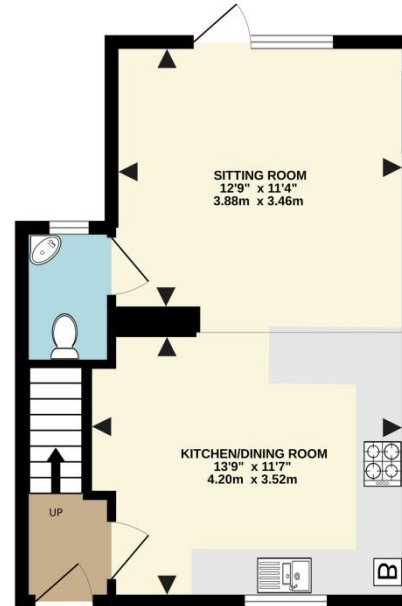


Exeter Airport provides both UK and international flights

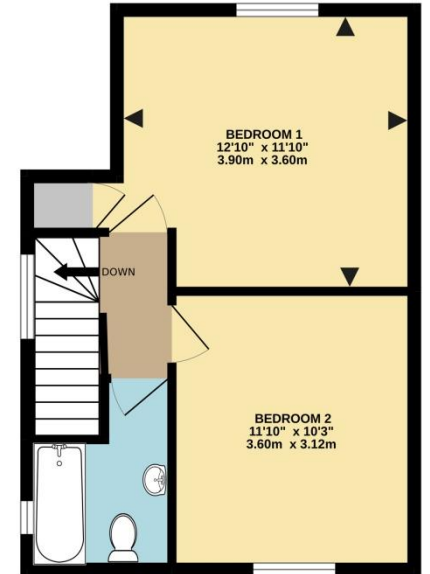


Torquay Marina provides a safe haven for boats in all weathers

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



FIRST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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.
Made with Metropix ©2022



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.