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SALES & LETTINGS



Hill View Lodge, Lydwell Road, Wellswood

Torquay, Devon, TQ1 1SN

Price: £1,500,000

13 Ilsham Road, Wellswood, Torquay, TQ1 2JG

Offices across Torbay & Teignbridge

Hill View Lodge, Lydwell Road, The Warberries, Torquay, TQ1 1SN

A Recently Constructed Four Bedroom Contemporary Residence

- Individual Architect Design, Finished To A Very High Specification
- Beautiful Sea and Coastal Views
- Four Double Bedrooms, With Two Having En-Suite Facilities and A Luxury Family Bathroom / WC
- Stunning Open Plan Living Space
- High End Kitchen With Integrated Appliances
- Impressive Family Room With Bespoke Bar Area
- Generous Landscaped Gardens With Sunken Swimming Pool
- Automated Gated Access With Ample Off Road Parking and Larger Than Average Garage
- Solar Panels
- EPC Rating - A Council Tax Band - TBC



A Unique Architect Designed Four Bedroom Detached Residence With Over 260m² of Accommodation, Finished To A High Specification, With A Sunken Swimming Pool, Ample Off Road Parking and Larger Than Average Garage and Fabulous Sea and Coastal Views...



Hill View Lodge has been recently constructed and offers a fantastic contemporary residence, ideal for entertaining and relaxing.

The architect has cleverly designed the reverse level living to encompass fabulous sea and coastal views enjoyed from the rear elevation and the internal accommodation offers spacious and flexible living. Along with high levels of insulation are roof mounted solar panels that help towards a more economical home.

From the driveway, you access the property via a footbridge that accesses the first floor, where you are immediately welcomed by the stunning sea and coastal views.

There is a cloakroom/WC, a beautiful high end kitchen with integrated appliances and a spacious lounge/dining room with a vaulted style ceiling and galleried area looking down to the family room and bespoke bar area. Also on this level is the master bedroom with built in wardrobes and a luxury en-suite bathroom/wc.

From the open planned reception hallway is an oak staircase with glass balustrade that leads to the ground floor reception hallway and second cloakroom/wc. There are also three further double bedrooms, with the guest bedroom having en-suite facilities and another luxury family bathroom/wc. There is an impressive family room with a fitted bespoke bar area and bi-folding doors allowing inside/outside living.

The property is approached via automated gates that lead to a spacious bonded gravel driveway offering ample off road parking and leads to a larger than average detached garage with electric up and over door. The rear garden has been superbly landscaped and offers a fantastic sunken swimming pool and two spacious patio areas which are part covered, ideal for alfresco dining.

The majority of the gardens are laid to lawn and enclosed by timber fencing.

Hill View Lodge is located on the edge of The Warberries conservation area at the head of a private no through road with the neighbouring properties being of individual design set on large plots.

The desirable village community of Wellswood is within half a mile and offers boutique shops, restaurants, cafes, church and the well regarded Ilisham C of E Primary School. Also within close proximity is Ilisham Valley and the stunning Meadfoot beach with its parking area and coastal cafe, perfect for those who enjoy kayaking and paddle boarding.

Torbay Hospital, both Grammar schools and the ever popular Wren Retail Park with its fantastic array of supermarkets, home furnishing stores and more are also nearby, as is the bypass which offers brilliant connections to Newton Abbot, Exeter and beyond. An early inspection is essential to appreciate the design impressive finish and views this contemporary residence boasts.





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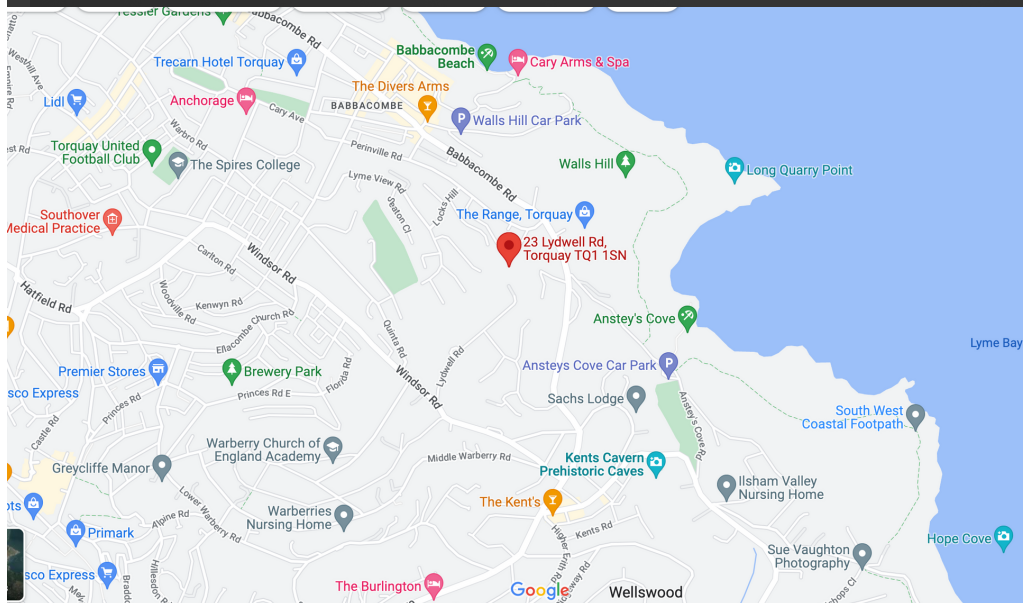
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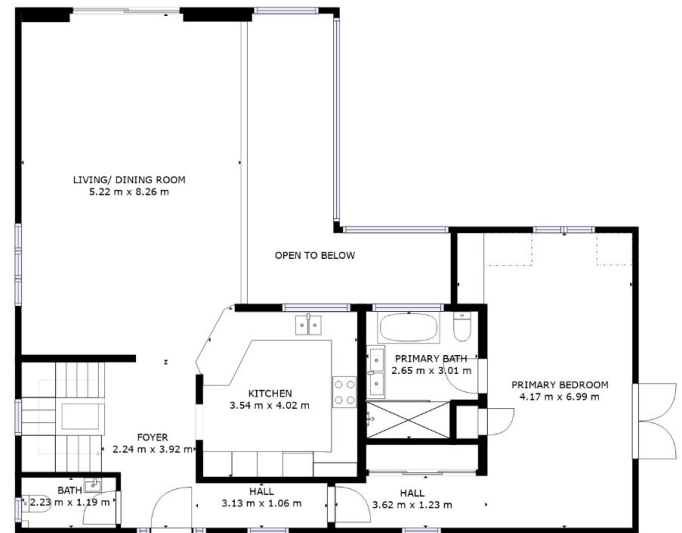


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GROSS INTERNAL AREA
 FLOOR 1: 142 m², FLOOR 2: 119 m²
 EXCLUDED AREAS: , PATIO: 112 m²
 REDUCED HEADROOM BELOW 1.5M: 2 m²
 TOTAL: 261 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.