



**JOHN LAKE**  
ESTATE AGENTS



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# High View

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Valley View Close | Torre | Torquay | TQ1 4DY

High View is a commanding DETACHED PERIOD RESIDENCE set in a peaceful cul-de-sac location and offering well-proportioned accommodation with three reception rooms, four good size double bedrooms and retaining many character features, typical of its era, including sizeable rooms with lofty ceiling heights, yet fused with a selection of the modern comforts and conveniences now sought of a home of this nature. The property has been extended with a large conservatory enabling owners to enjoy the attractive enclosed gardens which enjoy a sunny south easterly aspect and are predominantly paved to minimise maintenance, with a selection of mature shrubs and trees providing soft landscaping and colour. An attached triple garage, additional parking and utility room, as well as some lovely views toward the sea at Torbay also compliment this delightful family home.

Valley View Close is conveniently placed for a host of amenities, leisure facilities and selection of highly regarded schools, Torbay and Mount Stuart Hospitals, Torquay Squash Club, and Barton Cricket Club. Local shops at Torre are a reasonable saunter, with the main town centre and harbourside beyond, whilst The Willows shopping district is equally accessible where chain stores including Marks & Spencer, Sainsburys, Boots and Next can be found.

£550,000 Freehold



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

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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.



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# Step Inside

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A period style panelled door with canopy over and coach lamp to the side, opens to the ENTRANCE VESTIBULE with durable wood effect flooring and sloping glazed roof. Glazed door lead to the RECEPTION HALL, currently arranged as a library with shelving. Lofty ceiling height and two storage cupboards. The DRAWING ROOM is a striking room with lofty ceiling height and cornice work, feature fire surround with coal effect living flame gas fire and French doors opening to the conservatory. Double doors to the DINING ROOM with lofty ceiling height and cornice work, feature fireplace with cast iron grate and wood surround, window looking into the conservatory. The CONSERVATORY is a feature of the property, running almost the full length of the house with windows to three elevations leading out to the enclosed gardens. Sloping ceiling with high pitched gable and inset roof openers. The KITCHEN/BREAKFAST ROOM is fitted with a comprehensive range of oak fronted cupboards and drawers with granite effect working surfaces and inset sink unit. Central island fitted with cupboards and drawers. Space for range style cooker with cooker hood over, integrated dishwasher and fridge/freezer. Lofty ceiling height, ceramic tiled floor and windows to the front and side. STUDY with lofty ceiling height, wall mounted GlowWorm gas fired boiler and window to the front. CLOAKROOM with WC, wash hand basin and cupboard housing the electric meter and consumer unit.

From the Reception Hall stairs rise to the First Floor Landing with window to the side enjoying views over Valley View Close to the tree lined hills of Torquay. BEDROOM 1 with window overlooking the garden with sea glimpses into Tor Bay towards Berry Head. Lofty ceiling height and three double fitted wardrobes. BEDROOM 2 with lofty ceiling height and window overlooking the garden. EN-SUITE with shower cubicle, wash hand basin and WC. Tiling to walls and extractor fan. BEDROOM 3 with lofty ceiling height and window to the front. BEDROOM 4 is a bright dual aspect room with windows to the front and side enjoying open views over Torquay towards Paignton and some sea views into Tor Bay. Range of bedroom furniture. LOBBY with storage cupboards and hatch to loft space. Art Deco arch to the BATHROOM with suite of bath with tiled panel and shower over, wash hand basin and WC. Tiling to walls, ladder style heated towel rail and obscure window. From the Vestibule a glazed door leads to an REAR HALLWAY with durable wood effect flooring and sloping glazed roof. UTILITY with a comprehensive range of white high gloss fronted units and white working surfaces with inset sink unit. Provision for washing machine with further appliance space above, fitted slimline dishwasher and space for fridge/freezer. Ceramic tiled floor and window overlooking the garden.







20  
minute walk  
to  
Torquay's  
Sea Front



5  
minute  
to  
The Willows  
Shopping District



## Step Outside

The gardens are predominantly to the rear of the property, enclosed and attractively landscaped with extensive paved patio and screened seating area with pergola. Two raised flower planters and steps leading down to a lower gravelled garden with stepping stone pathway with the lower area of garden being planted with mature trees and shrubs. Outside power supply.

Attached TRIPLE GARAGE with remote operated double up and over door, narrowing to the rear, providing potential space for three vehicles. Lighting, power points, window and courtesy door to the rear garden. To the front of the property is a parking bay for one vehicle.

## Additional Information

Gas Central Heating  
Majority Double Glazing  
Council Tax Band - F (Torbay Council)  
EPC - D

Directions: SAT NAV: TQ1 4DY. From our office in St Marychurch turn left and head down Manor Road. At the traffic lights turn right onto Westhill Road and follow to the bottom of the hill, at the roundabout turn left onto Teignmouth Road passing the Esso/Tesco garage. On reaching the thatched cottages turn right into Pennys Hill. Pennys Hill will blend into Cricketfield Road. At the mini roundabout turn left onto Barton Road, continue along this road and Valley View View Close will be found on the left hand side.

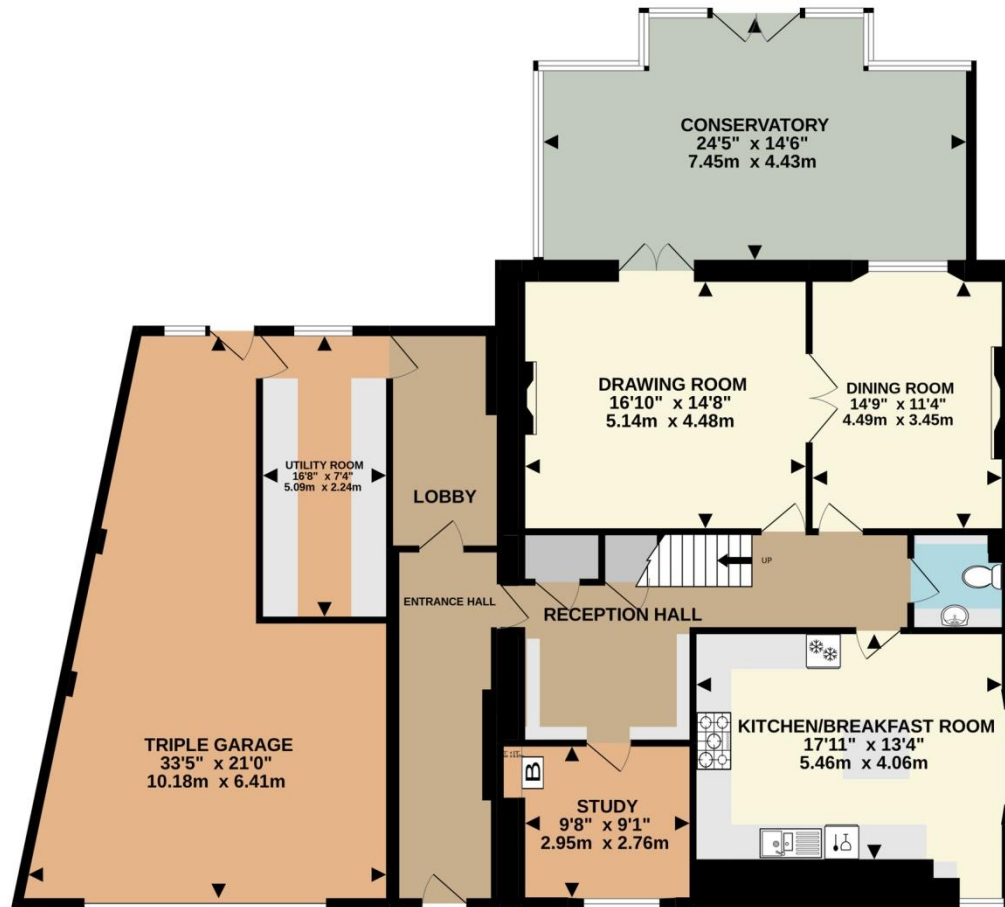


## OWNERS INSIGHT

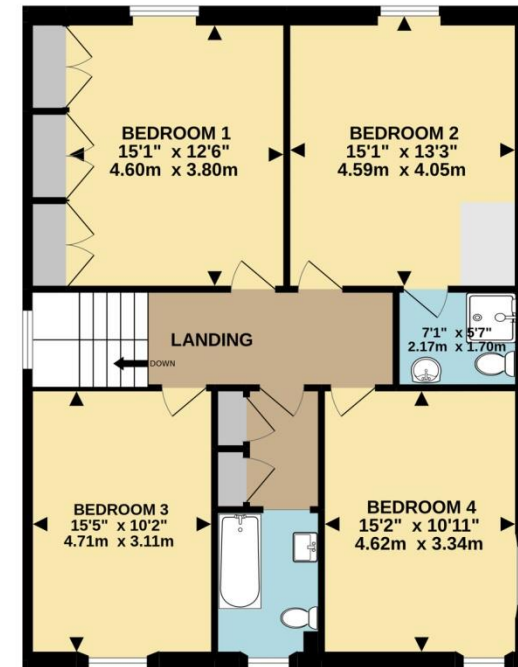
"High View has been our home for nearly twenty years. It has been a happy time; we were initially attracted by the welcoming feel the house gives as soon as you walk into the hall, the feeling of spaciousness and no arguments about who gets which room as they are all large with great views! The addition of the conservatory has really added to this feel and means that the house is both a perfect social and a family home - be it from cosy meals in the kitchen, to large indoor-outdoor parties in the summer. We are sorry to leave the house, but hope the next residents will be as happy as we have been."



GROUND FLOOR  
2033 sq.ft. (188.9 sq.m.) approx.



1ST FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 3048 sq.ft. (283.1 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.