

# ABSOLUTE

SALES & LETTINGS



## Manorglade Lodge, Higher Warberry Road

Torquay, Devon, TQ1 1TH

Price: £895,000

13 Ilsham Road, Wellswood, Torquay, TQ1 2JG

Offices across Torbay & Teignbridge

# Manorglade Lodge, Higher Warberry Road, Torquay, Devon, TQ1 1TH

A detached, unique and beautifully presented 4/5 bed house

- Detached individually designed house on 3 levels
- Distant sea view from the top floor
- Sizeable open plan living on the garden level
- 4/5 beds or study 2 with en suite facilities
- Internal lift over all 3 floors
- Secluded enclosed rear gardens and terrace
- Plot of land with no planning permission
- Double garage with utility room off
- Secured gated entrance and parking for several cars
- EPC - C / Council tax band - G



Absolute Sales and Lettings are proud to present Manorglade Lodge, a most spacious and impressive 4/5 bed detached house, located in the popular area of The Warberries.



Taking Modern Estate Agency To New Heights

A truly unique 4/5 bed/study detached residence on 3 levels and offering a tucked away position with a good degree of privacy. Benefitting from a secured gated entrance, parking for several cars and a double garage. There is an internal lift to all floors with a sea peep from the top floor. On the garden level is the attractively landscaped garden and large sun terrace.

Manorglade Lodge is a credit to its current vendors and built to an individual design by a local builder approximately 17 years ago.

Offering some character features the property is beautifully presented and an internal viewing is highly recommended. Briefly comprising front door to entrance hall with a video intercom system and an alarm system. Feature vaulted ceiling, good sized cloaks cupboard, airing cupboard housing the pressurised water tank, shower room, bedroom 4. Access to the lift and integral door to the garage with electric doors, wall mounted boiler and door to utility room with space for washing machine and tumble dryer and shelving for storage.

From the hallway stairs to the middle floor, door to inner lobby to the lift, 2 bedrooms en suite and Juliet balconies with the main bedroom having a full bathroom suite with underfloor heating.

Stairs from the landing to the ground floor garden level with a spacious open plan lounge/diner with 2 patio doors to the large sun terrace beyond and an opening to the kitchen. There is a feature modern gas fire in the lounge area and a door leading to an internal hallway with access to the lift, walk in under stairs storage cupboard and cloakroom. The kitchen has an excellent array of wall and base units with drawers and granite worktops, lights into the plinths, integrated appliances to include dishwasher, double oven and microwave, inset 5 burner gas hob with wok burner, American fridge/freezer, water filter and waste disposal to the sink unit and a good sized breakfast bar.

From the lounge area a door leads to a generous sized orangery with access to the garden and sun terrace, underfloor heating and a spiral staircase leading to occasional bedroom 5/study which has a wall mounted electric heater and underfloor heating.

Accessed by electric gates leading to a driveway suitable for several cars and a double garage. A gate leads to the rear garden and steps lead to the plot of land which is approximately 85sqm and there are some drawings for a 2 bedroom single story dwelling. A planning application has been withdrawn in the past due to lack of parking. The rear garden is laid to lawn and a large terrace with an attractive verandah and pergola. An abundance of plants shrubs and bushes fill the garden along with a featured raised flower bed and 2 water features. There are outside taps to the front and rear. Located in the heart of The Warberries and being close to nearby Wellswood village with its excellent parade of shops to include post office, hairdressers, a delicatessen. There are primary schools to hand which are Ilsham Academy and Warberry Academy and St Matthias Church is in the village along with easy access to Meadfoot beach. A local bus service runs to the harbour and surrounding areas.







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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.



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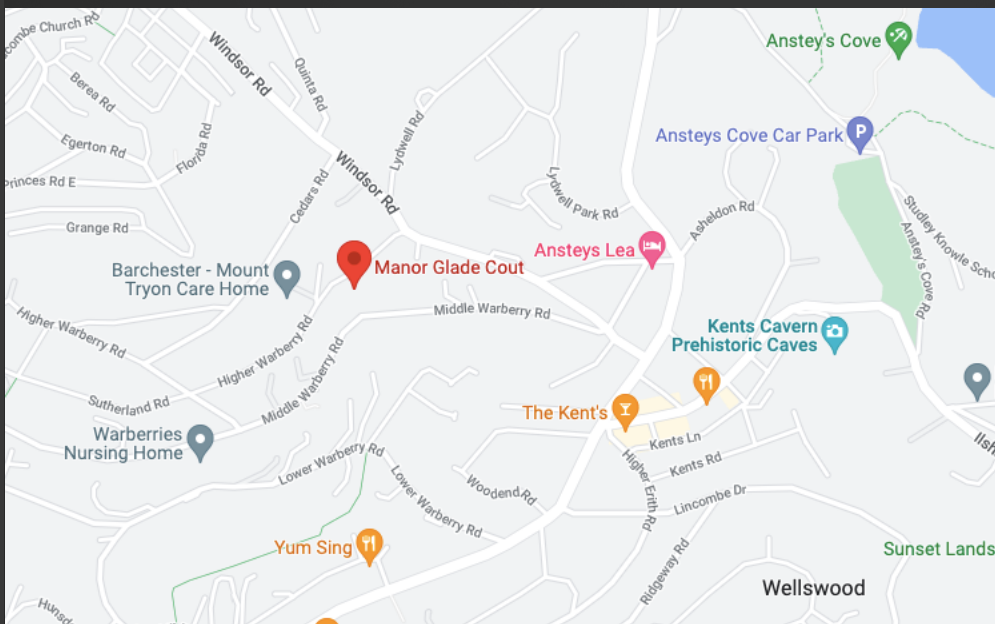
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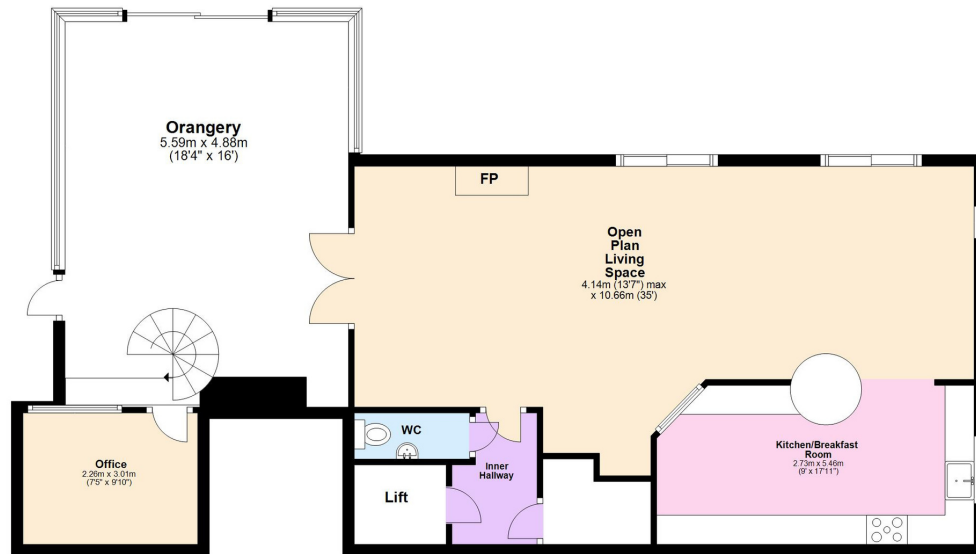
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What3words UPRN:  
<https://what3words.com/odds.quit.life>

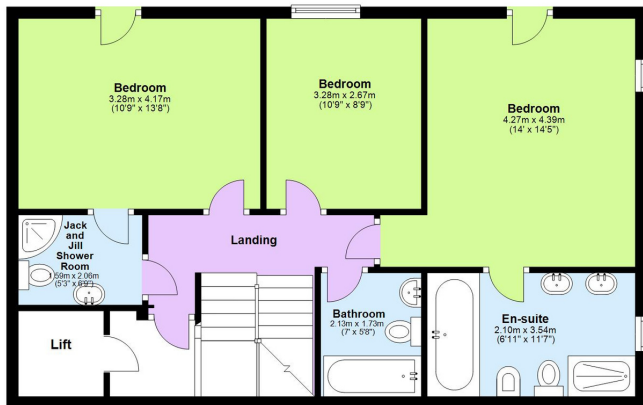
### Garden Floor

Approx. 104.0 sq. metres (1119.6 sq. feet)



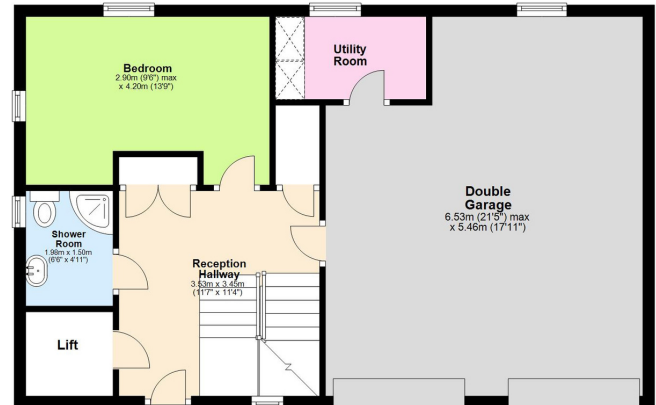
### Lower Ground Floor

Approx. 69.0 sq. metres (742.7 sq. feet)



### Entrance Level

Approx. 69.3 sq. metres (745.7 sq. feet)



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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.

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