



- AN ATTRACTIVE EXTENDED 1930'S-BUILT SEMI DETACHED PROPERTY
- LOVELY SEMI RURAL LOCATION CLOSE TO THE COASTLINE
- SITTING ROOM AND RUSTIC-STYLE KITCHEN DINING ROOM
- TWO GROUND FLOOR BEDROOMS (ONE IN USE AS A STUDY)
- GROUND FLOOR BATHROOM WITH ROLL TOP BATH AND SEPARATE WC
- THREE FIRST FLOOR BEDROOMS AND FOUR-PIECE BATHROOM
- DRIVEWAY PARKING AND GARAGE
- GOOD SIZED ENCLOSED GARDEN

**Longpark Hill, Maidencombe, Torquay, TQ1 4TL OIEO £475,000**

An attractive extended semi-detached 1930's-built property set in a good position close to the local coastline and beaches and with good access to local village amenities. Reception hall, bespoke kitchen/dining room, sitting room with log burner and four/five bedrooms. Ground floor bathroom with roll top bath, separate WC and four-piece first floor bathroom. Ample driveway parking, garage and good sized enclosed rear garden.





## Property Description

### LOCATION

9 Longpark Hill is well positioned in a convenient and yet semi rural location on the fringes of the coastal village of Maidencombe. The position affords close access to the nearby South West Coast Path and picturesque Maidencombe beach, with its well known Café Rio. Maidencombe also has the popular Thatched Tavern Inn and the nearby village of Stokeinteignhead has a community shop, a well regarded primary school and a village hall. The property also offers good access to Torquay, which lies around five miles away with its renowned grammar schools, Grand Promenades, yachting marina and wide range of amenities.

### DESCRIPTION

9 Longpark Hill is an attractive 1930's-built semi-detached dormer bungalow that has been extended in recent years to provide versatile family-sized accommodation. The property has a good degree of rustic-style charm and some attractive rural views. An open entrance porch opens to the reception hall, which has stripped floorboards which extend through much of the ground floor. At ground floor level there is a bathroom with a roll top bath, a separate WC and two bedrooms, one of the downstairs bedrooms is used as a study/office. Additionally, there is a beautiful bespoke kitchen/dining room with a feature fireplace and pantry, with this space providing a good focal point for day to day living. The kitchen/dining room opens to the light and spacious sitting room which opens to the outside and has a log burning stove. On the upper floor the principal bedroom is a lovely space, being spacious and having good views. There are two further bedrooms on this level and a modern four-piece bathroom. Outside to the front of the property, a driveway provides ample parking and gives access to the garage. Outside to the rear there is a good sized enclosed rear garden, being laid to terraces, a long expanse of lawn and there is an







area where there are a range of outbuildings and a productive vegetable garden.

To the front of the property the approach lane opens to the **PARKING/ENTRANCE AREA**. A feature arch with coach lamp beside opens to the open **ENTRANCE PORCH** with feature tiled floor and a painted part glazed and panel stable door opens to the....

#### ENTRANCE HALL

With dado rail and turning stairs rising to the upper floor. A louvre door opens to a good sized under stairs store cupboard and panel doors open to the downstairs rooms at the front of the property. There are stripped and varnished floorboards which extend through much of the ground floor.

#### CLOAKROOM/WC

With attractive half-height ceramic tiling to the walls, ceramic floor tiles, a WC and a uPVC opaque double glazed window.

#### GROUND FLOOR BEDROOM ONE

With a picture rail, a wardrobe with hanging rail and shelf and a front facing uPVC double glazed bay window overlooking the front garden and approach. Radiator.

#### GROUND FLOOR BEDROOM TWO/STUDY/OFFICE

With a front facing uPVC double glazed window overlooking the approach, a dado rail and a radiator, WiFi/telephone connection point.

#### BATHROOM

Being fully tiled with spotlights to the ceiling and having ceramic floor tiles. There is a two piece suite with feature enamelled roll top bath with mixer set and a corner mounted wash hand basin with medicine cabinet over. Spotlights to ceiling and a heated towel rail.

### KITCHEN/DINING ROOM

A particularly lovely space providing a good "hub" for the house, with the dining space having ample space for a large table and chairs. A side facing uPVC double glazed door opens to a side path at the side of the property, also giving access to the garage, and there is a feature fireplace with a raised brick hearth, a cast-iron surround, a grate for an open fire and a timber mantle over. A louvre door opens to a useful store cupboard also housing the meters. Within the kitchen area there is an attractive range of bespoke solid wood floor and wall mounted units with timber cupboard door and drawer fronts and areas of both granite and timber block work surface. There is an under-mounted stainless steel sink unit with mixer set and space for a five-ring burner range style stove with stainless steel surround and filter over. There is space for a slimline dishwasher, built in cabinets, open shelves and space for a large fridge/freezer. Spotlights to ceiling and a high level display shelf. A uPVC double glazed door with uPVC double glazed window beside opens to and overlooks the back garden and a panel door opens to the WALK-IN PANTRY having extensive shelving.

### SITTING ROOM

Set at the rear of the property this lovely comfortable space is of a good size, having a slate hearth upon which there is a large log burning stove. A uPVC double glazed window overlooks the rear aspect having views towards countryside and uPVC double glazed French doors open to the back garden and also afford good views over the surrounding area. Radiator.

### FIRST FLOOR LANDING

With two double glazed skylights having good views towards nearby meadows, a small radiator and panel doors open to the principal upper floor rooms. Access to eaves storage space.

### FIRST FLOOR BEDROOM ONE

Sitting within an extended part of the property, the principal bedroom is a lovely, spacious and light room with a vaulted ceiling having two double glazed skylights with integrated blinds and a rear facing uPVC double glazed window has good views over rolling countryside. A full height uPVC double glazed window/fixed door takes in similar views. Radiator and ample space for wardrobes.

### FIRST FLOOR BEDROOM TWO

With a rear facing uPVC double glazed window overlooking the back garden and having good views towards countryside beyond. Radiator. This room has an in built, double door mirrored wardrobe and storage area.

### FIRST FLOOR BEDROOM THREE

With a side facing uPVC double glazed window, radiator and a double glazed skylight overlooks nearby meadows. Access to eaves storage space.

### FIRST FLOOR BATHROOM

Having a large double glazed skylight with good views over the surrounding meadows and countryside. There is a four piece suite comprising a freestanding slipper-style bath with freestanding mixer set beside and claw feet, a shower cubicle with travertine tiling, dual heads and dual controls, a pedestal wash hand basin with travertine tiled surround and de-mist mirror over and a WC. Ladder style radiator/towel rail and travertine floor tiles.

### OUTSIDE

To the front of the property the approach from the lane has rendered pillars and opens to a good sized PARKING AREA, providing parking for potentially three cars. Beside the driveway there is a mature front garden laid to lawn with an area of bedding well stocked with shrubs, small trees and flowering plants. Gated access

providing side entrance to the house and garage and opens to a path, which in turn leads to the back garden and a metal "up and over" door opens to the **GARAGE**, which houses the central heating boiler. Beside the garage there is a small storage area with a log store. The garage has a strip light, a side door, power points and a range of fitted units creating a utility space with cupboards and drawers, an area of laminate surface, a one and a quarter bowl, single drainer sink unit and there is plumbing for a washing machine.

To the rear of the property, immediately behind, there is an area of garden laid to different tiers with stone chippings and low level walls. A rustic arch with gate opens to the main expanse of garden, which is primarily laid to lawn and enclosed by high level walling and hedging, thus affording a good degree of privacy. There are numerous mature shrubs, small trees and flowering plants and a climbing clematis. The private drainage system is set within the gardens at the rear and a paved pathway runs through. There are a range of timber outbuildings with a playhouse, a chicken run and shed, these can be included in the sale if required. A further gated arch opens to an area at the end of the garden which is enclosed by fencing and laid to raised vegetable planters.

MATERIAL INFORMATION - Subject to legal verification

Freehold

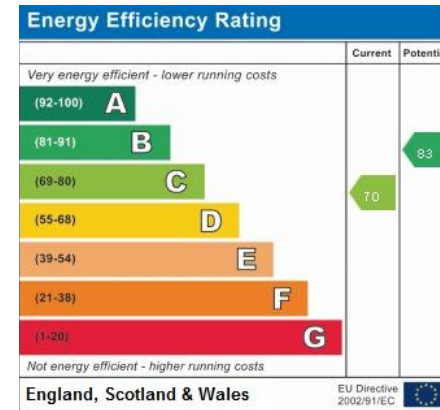
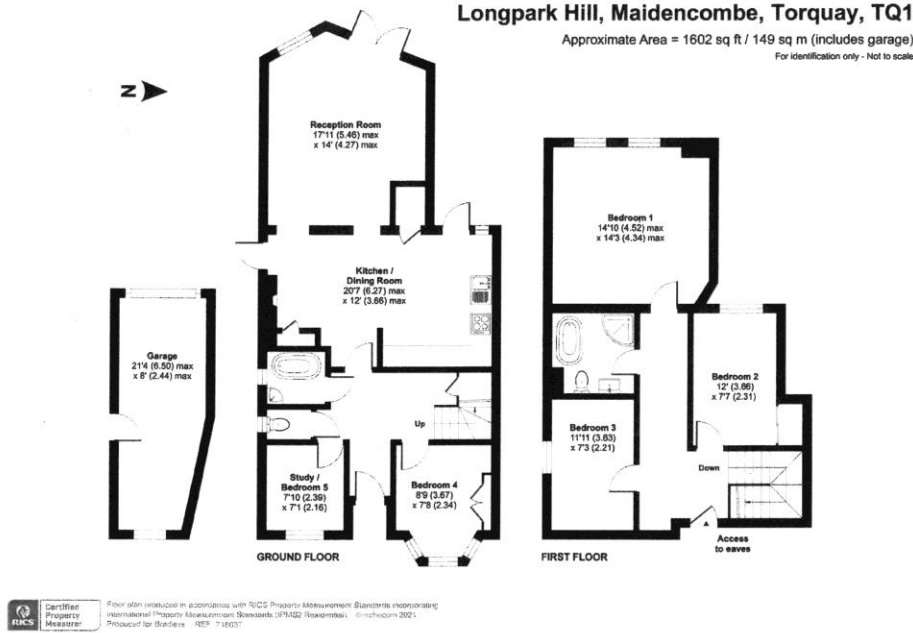






FLOOR PLAN

LONGPARK HILL, MAIDENCOMBE, DEVON



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