



- A BEAUTIFUL, DETACHED CONTEMPORARY-STYLE NEAR-COASTAL PROPERTY
- AROUND 2300 SQ FT OF STYLISH ACCOMMODATION WITH SEA AND COUNTRY VIEWS
- FREE FLOWING RECEPTIONS OPENING TO EXPANSIVE TERRACE AND THE ELEGANT KITCHEN
- PRINCIPAL FIRST FLOOR BEDROOM SUITE WITH FOUR PIECE EN-SUITE BATHROOM
- TWO FURTHER EN-SUITE BEDROOMS TO THE FIRST FLOOR, ONE WITH BALCONY
- TWO GROUND FLOOR EN SUITE BEDROOMS, UTILITY AND BOOT ROOMS
- EXTENSIVE DRIVEWAY PARKING AND A DOUBLE GARAGE
- EXPANSIVE GARDENS AND GROUNDS WITH PADDOCK AND OUTBUILDINGS

Ridge Road, Maidencombe, Torquay, TQ1 4TD

OIEO £850,000

A fantastic detached, contemporary-style residence set on the fringes of a popular coastal village with around 2300 sq ft of stylish accommodation. Free flowing receptions, kitchen with high quality integrated appliances and potentially five bedrooms (all with en-suites and one with balcony.) Utility and boot rooms, good sea and country views, extensive parking and a double garage. Large gardens and grounds with outbuildings and paddock and with the plot extending to around 1.25 acres.



Property Description

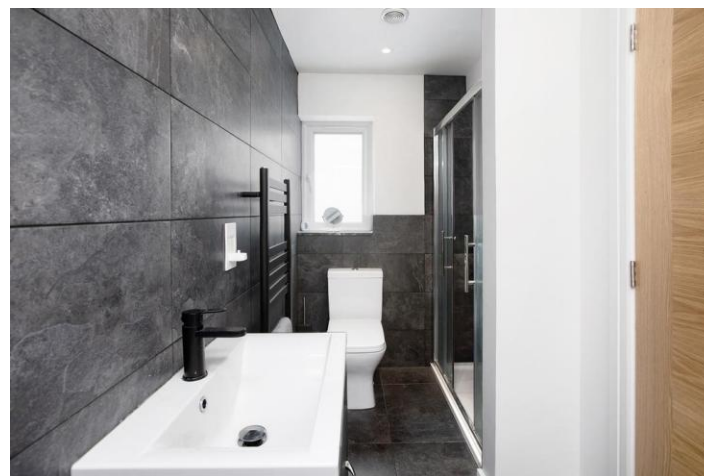
LOCATION

Green Acres occupies an enviable and elevated position with a private lane approach being set on the fringes of the picturesque and sought after coastal village of Maidencombe. The position offers good access to picturesque local beaches and the South West coastal park. The resort of Torquay is set around four miles away with its yachting marina, grand hotels, promenades and various educational facilities to include the renown Grammar Schools and there is a golf course at nearby Babbacombe. Maidencombe and the nearby village of Stokinteignhead offer local amenities to include public houses, along with various village amenities. The nearby estuary village of Shaldon and the coastal town of Teignmouth offer a good range of amenities too, with Teignmouth offering a mainline rail link to London Paddington in around two and a half hours. The country town and cathedral city of Exeter lies just over twenty miles to the north, with its Red Brick University, Public Schools, South Devon College, fine dining and the Princesshay shopping centre etc.

DESCRIPTION

Green Acres is a beautiful contemporary-style property that has been extended and much improved in recent years and now offers around 2300 sq ft of elegant and stylish accommodation. Externally attractive, the front elevation has a high set gable with feature weather boarding and the remainder of the property has rendered elevations set beneath tiled and felted rooves. The focal point of the house is very much the free-flowing primary living space which comprises a reception area with cloaks cupboard, a dining area with contemporary staircase rising to the upper floor and a cloakroom leading off and the elegant kitchen with a comprehensive range of units, Corian-style work surfaces, some high quality integrated appliances and a utility room leading off. The sitting area, which is incredibly spacious and has a fantastic, almost floating corner with bi-folds and patio doors opening to the sweeping ceramic paved terrace, giving a good sense of inside/outside living. There are two versatile ground floor rooms, both with en-suite shower rooms which can serve as bedrooms if required, thus creating the





possibility of single level living. To the upper floor the principal bedroom suite has a high vaulted ceiling and a luxury four piece en-suite bathroom and there are two further good sized bedrooms to the first floor, one with a balcony and both having good quality en-suite shower rooms. Most of the windows in the property enjoy good views towards the sea from the front elevation and there are fantastic country views from the rear. Externally, Green Acres offers a tremendous amount of space. The expansive tarmac driveway provides parking for numerous vehicles and gives access to a double garage with electric entry door. To the rear of the property, in addition to the aforementioned terrace there is an attractive south west facing garden laid to lawn. Beyond this there is an outbuilding comprising two stables with a tack room, store room and an open barn. Beyond this there is a paddock which slopes away from the property with the plot extending to around 1.25 acres in all.

To the front of the property there are ceramic paved entrance steps with integrated external lighting. The panel effect composite entrance door opens to....

RECEPTION AREA

With two full height uPVC double glazed windows to either side of the entrance door overlooking the front aspect and having some glimpses of the sea.

RECEPTION/DINING AREA

Having the feature staircase with oak and glazed balustrade as well as ample space for a large dining table and chairs. There is a contemporary style radiator and double timber veneer doors open to a useful cloaks/boot cupboard with hanging rail. There is high quality timber effect flooring through free flowing receptions.

CLOAKROOM/WC

With a WC having a ceramic tiled surround and a small wash hand basin set into a cabinet with cupboard and ceramic tile above. Ladder-style radiator.

KITCHEN AREA

A fantastic space with a stylish range of units having graphite-style cupboard door and drawer fronts and extensive areas of high quality Corian-style marble effect work surface. There is a separate peninsula unit extending to a breakfast bar and an under-mounted Abode, one and a quarter bowl stainless steel sink unit with mixer set over. Integrated appliances include a five-ring burner Bosch gas hob with Bosch filter over, two Bosch ovens and a built-in, full height fridge and separate freezer, as well as an integrated dishwasher. There are spotlights, a contemporary style radiator and the kitchen area has uPVC double glazed sliding patio doors opening to the terrace. Through these doors good views are enjoyed across the gardens and grounds towards rolling countryside. A timber veneer door opens to the.....

UTILITY ROOM

A well equipped space with extensive areas of work surface matching those described in the kitchen and units also matching those described with multiple cupboards and a single drainer stainless steel sink unit with mixer set. There is under surface space for utility items and a front facing double glazed window overlooks the front aspect. A cupboard houses the Worcester boiler supplying central heating.

SITTING AREA

A beautiful expansive space, also with high quality timber effect flooring and an almost floating glazed corner with sliding and bi-fold double glazed doors opening to the terrace, providing a tremendous amount of light and also taking in excellent views towards rolling countryside. Control panel for multiple lights.

GROUND FLOOR BEDROOM SUITE

Currently in use as a study and having a front facing uPVC double glazed window having some good views over the surrounding area towards the sea in the distance. Radiator and a full height cupboard/wardrobe with hanging rails. A timber veneer door opens to the....

EN SUITE SHOWER ROOM

With a modern three piece suite having feature ceramic tiled surrounds, with the suite comprising a shower cubicle with

Mira shower, a unit with small wash hand basin, cupboard below and ceramic tile above and a WC. Ladder style radiator/towel rail and ceramic floor tiles.

LOBBY AREA

With ceramic floor tiles and with this area opening to....

BOOT ROOM

With ceramic floor tiles and a uPVC double glazed door opens to the outside at the rear. There is an area of laminate surface with cupboard above and under surface space and plumbing for a washing machine as well as a uPVC opaque double glazed window.

The lobby also opens to....

FURTHER GROUND FLOOR BEDROOM

A versatile space with a front facing uPVC double glazed window having some views over the surrounding area towards the sea in the distance. Radiator, wall lights and a white wood grain effect door opens to the....

EN SUITE SHOWER ROOM

A wet-room style shower room with waterproof flooring and ceramic tiling around the suite. Open shower area with Mira shower, wall mounted wash hand basin and a WC. Safety handrails and a ladder style radiator/towel rail.

FIRST FLOOR LANDING

With oak veneer doors to...

FIRST FLOOR BEDROOM ONE

A fantastic room having large uPVC double glazed gable set windows with Juliet balcony taking in outstanding views over the surrounding area towards parts of the village, countryside and out to sea. Two double glazed skylights also have good views, there is a high vaulted ceiling, spotlights and a contemporary style radiator. A timber veneer door opens to the....

EN-SUITE BATHROOM

An elegant space with feature ceramic tiled surrounds and large ceramic floor tiles. The suite comprises a deep panel

bath with mixer set, an attached folding shower screen and a shower over with dual heads and dual controls, there is a unit with inset wash hand basin, drawers beneath and mixer set and a WC. Double glazed skylight, contemporary style towel rail/radiator and a uPVC opaque double glazed window. A door opens to a useful cupboard/wardrobe with hanging rail and light.

FIRST FLOOR BEDROOM TWO

Another highly appealing room with uPVC double glazed sliding patio doors leading out onto a good-sized tiled balcony with a glazed balustrade. Through these doors and the balcony, excellent views are enjoyed over the surrounding area towards nearby and distant rolling countryside. There is a contemporary style radiator and a timber veneer door opens to the....

EN-SUITE SHOWER ROOM

Another beautiful en-suite with ceramic tiled surrounds and large ceramic floor tiles, with the suite comprising a large shower cubicle with recess, dual heads and dual controls, a unit with wash hand basin with mixer set and drawers beneath and a WC. Spotlights, extractor fan, opaque double glazed window and a contemporary-style radiator/towel rail. A timber veneer door opens to a useful cupboard/wardrobe with hanging rail.

FIRST FLOOR BEDROOM THREE

Another appealing room with two skylight-style double glazed windows with integrated blinds enjoying good views towards nearby and distant countryside. A side facing uPVC double glazed window also has some good views and glimpses of the sea and there is a contemporary style radiator. A timber veneer door opens to a useful cupboard/wardrobe with hanging rail and a further timber veneer door opens to the....

EN-SUITE SHOWER ROOM

Similar to those described with feature ceramic wall tiles and large ceramic floor tiles with the suite comprising a shower cubicle with folding door, dual heads and dual controls, a unit with wash hand basin, mixer set, cupboard beneath and a WC. Spotlights to ceiling.

OUTSIDE

To the front of the property, approached from Ridge Road, there is a particularly large expanse of driveway, recently laid to tarmac providing **PARKING** for numerous vehicles. The front area is largely enclosed by hedging and there is an outside water tap. Outside, to the rear of the property there is the fantastic terrace which wraps around the rear of the property and is laid to high quality ceramic tiles. The terrace interacts well with the kitchen and reception space to provide a wonderful sense of inside/outside living. To one side of the terrace there is a gravel area and, beyond this there is an expansive area of lawn with the private drainage system being set within this space. The terrace and the higher grounds provide a good spot to contemplate the attractive views and rural surroundings. Beyond the garden, gated access opens to an area of hardstanding. Beside this there is an outbuilding which comprises two stables with a tack room beside and there is external power and water to this area. To the rear of the stables there is an attached timber building comprising an open barn/machine shed and a large external store with this space being set out in two parts. The hardstanding extends down beside of the outbuilding and in turn leads to the field/paddock which is a south-west facing hillside sloping away from the property. The paddock being primarily enclosed by post and wire fencing and natural borders.

DOUBLE GARAGE

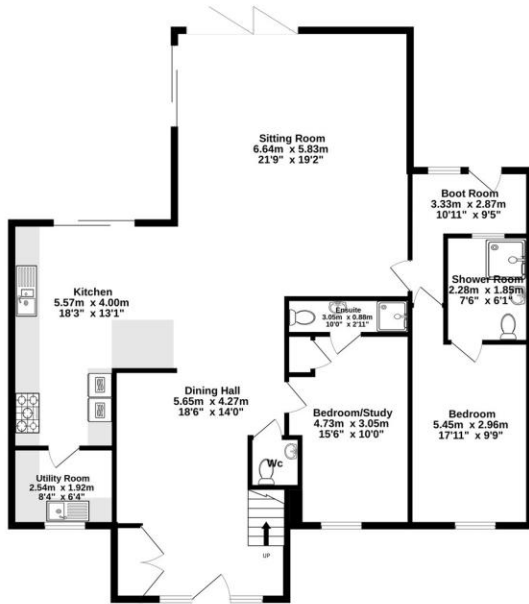
Approached from the driveway with an electronically operated entrance door, power and light, and with this space providing useful external storage. Side door and external lighting.

MATERIAL INFORMATION - Subject to legal verification

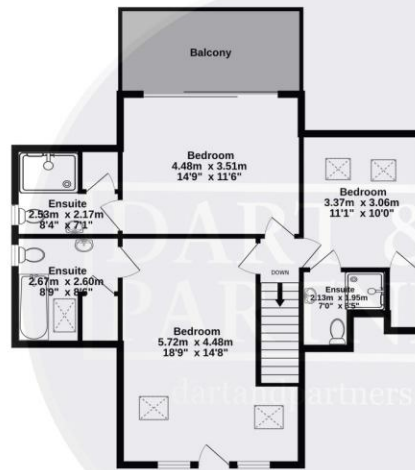
Freehold
Council Tax Band E



Ground Floor
135.0 sq.m. (1453 sq.ft.) approx.



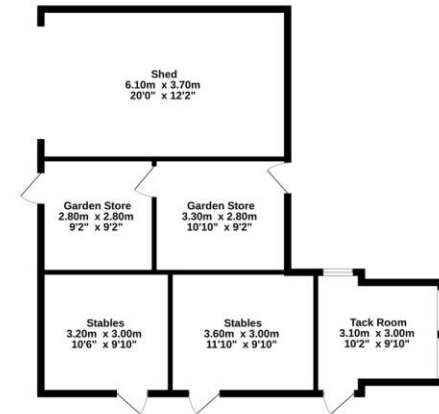
1st Floor
68.8 sq.m. (740 sq.ft.) approx.



Garage
25.0 sq.m. (269 sq.ft.) approx.



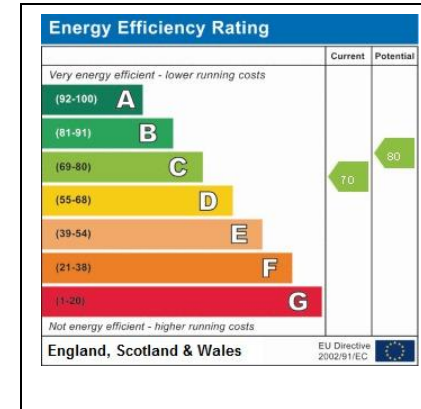
Outbuildings
68.3 sq.m. (735 sq.ft.) approx.



TOTAL FLOOR AREA : 297.1 sq.m. (3198 sq.ft.) 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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