







## 14 Wellswood Park

Torquay, Torquay

Introducing a remarkable opportunity to acquire an exquisite Grade II\* listed residence on one of the area's finest crescents.

The residence is elegantly proportioned throughout, with high ceilings and a wide central hallway opening onto the principal rooms. The property features a formal dining room and drawing room, both of which enjoy expansive views of the garden and parkland and are perfect spaces for hosting gatherings and entertaining guests. There are two large double bedrooms on this floor, one with an inner courtyard and a well-appointed fitted kitchen.

There is a large bathroom, separate shower room and a further separate cloakroom/WC. The lower level of the residence has two large well-lit rooms currently arranged as two occasional double bedrooms, ideal for versatile usage according to individual needs. There is also a separate wine cellar.

Beyond the walls of the residence lies a well-maintained private garden, offering views out to the park. The meticulously landscaped grounds provide a harmonious balance of beauty and functionality, enhancing the charm of the property. Completing this exceptional offering is a double garage with an automated up and over door, ensuring convenience and security for vehicle storage.





In conclusion, this property represents a rare opportunity to own an elegant Grade II\* Listed period residence within a gated private parkland setting in one of the most sought after villages in Torbay.

## Garden

The apartment enjoys the benefit of a southerly facing garden that is laid largely to lawn with flower beds bordering planted with a variety of shrubs and bushes. A paved patio area is accessed from the formal dining room. The rear garden opens up onto the privately owned communal parkland area.

## Communal Garden

Wellswood Park is a hidden gem privately owned by and for the exclusive use of the residents. It is several acres in size and features large lawns with a pathway meandering the outskirts. Surrounded by an abundance of shrubs, trees and bushes the park offers a tranquil retreat.

## Parking Spaces

## Double garage





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The property occupies an enviable location within Wellswood Village with its array of boutique shops, post office, Co-Op, restaurants and local school. The picturesque Meadfoot beach and Ilisham Valley are within a short stroll, perfectly suited for those who enjoy coastal walks or water-based activities. The lively Torquay deep water marina, harbour side and seafront are within approximately 1 miles distance, with an enviable array of shops, restaurants, facilities and amenities. There is also easy access to Babbacombe Downs and Torbay Hospital with the Torbay link road offering access to Newton Abbot with its mainline train link to Paddington as well as access to Exeter and beyond.

Council Tax band: E

Tenure: Leasehold





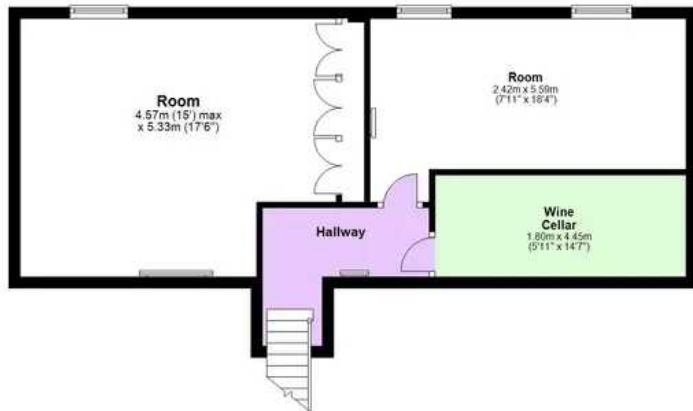


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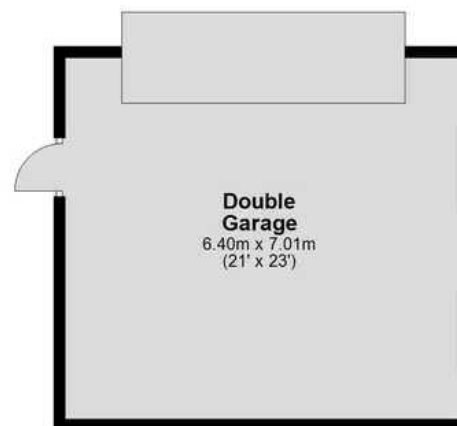




Lower Ground Floor



Ground Floor



Total area: approx. 238.2 sq. metres (2563.9 sq. feet)

Approx.  
Plan produced using PlanUp.







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