





Pear Tree House, Moor Lane

Torquay

This spacious 18th Century detached farmhouse offers a good deal of flexibility with over 2600 sq ft of accommodation set over three levels and retains much of its original character. Pear Tree House is one of Torquay's oldest farmhouses brimming with character and charm. The accommodation briefly comprises of a spacious reception hallway, downstairs cloakroom/WC, fitted Shaker style kitchen/breakfast room with slate floor, and access to both reception rooms with the sitting room having a feature Inglenook fireplace with fitted wood burning stove. From here a door gives access to the side conservatory and a further door gives access to the gardens. There is also a second sitting room/dining room and a utility room. On the first floor there are four double bedrooms with the principal bedroom having a spacious en suite bathroom/WC. There is also a family bathroom/WC. The loft has been converted to form two additional rooms.



GARDEN

A selection of charming and very private gardens surround the characterful home including a working garden, lawned garden with mature hedges and a patio surrounding the swimming pool that is heated by an air source heat pump. A timber built shed houses the filtration system for the swimming pool.

DRIVEWAY

2 Parking Spaces

A five bar timber gate gives access to the tarmac driveway which affords parking for at least two cars.



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Located in the popular area of Watcombe Park on the outskirts of Torquay, and is within walking distance of Watcombe Beach, Watcombe Woods and the South West coast path, perfectly suited for those who enjoy coastal walks among picturesque scenery whilst still being close to local amenities and well linked to transport. Watcombe has its own amenities to offer to residents but also has the much loved precinct of St Marychurch located within a short distance providing a pharmacy, plenty of local shops, pubs and restaurants as well as a golf course, multiple local gyms, cinema and other entertainment options.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





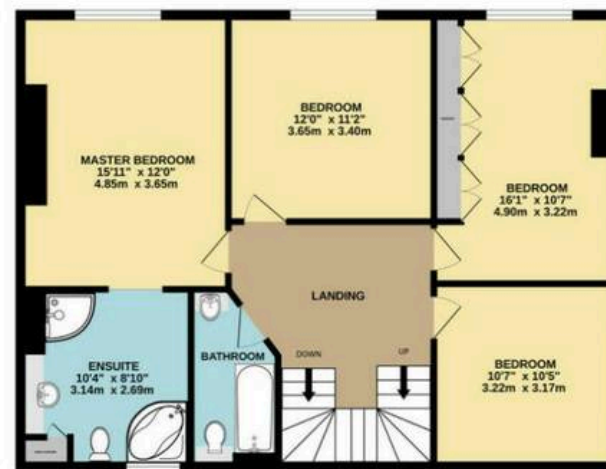
ABSOLUTE



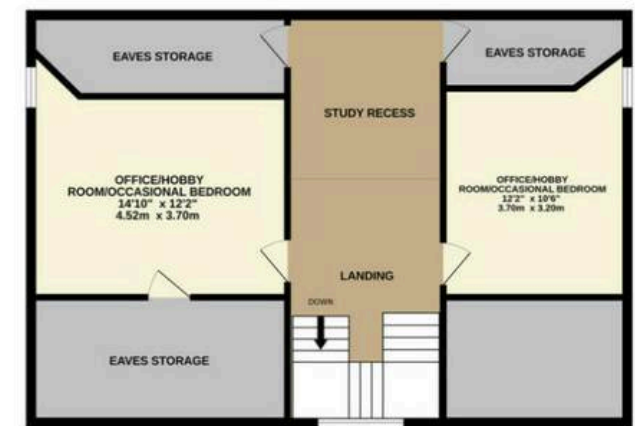
GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



2ND FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2687 sq.ft. (249.7 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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