







## 1 Ansteys Mews Ellesmere Road

Torquay, Torquay

Occupying a splendid setting within a sought-after area near Wellswood village, this exquisite 4-bedroom semi-detached house is a unique gem. Formerly the Ansteys Lea Hotel, this charming property was expertly converted in 2012 and has since been serving as a successful holiday let. Boasting high ceilings and character, the residence exudes elegance and style. With no onward chain, the accommodation offers ample driveway parking, alongside a veranda-style garden featuring a delightful sunny patio area - perfect for soaking up the sunshine.

Inside, the home hosts excellent entertaining areas, making it an ideal space for families. The property comprises four generously sized double bedrooms, along with a modern kitchen adorned with feature porcelain flooring and integrated appliances, and dining orangery. The lounge is a welcoming space accentuated by an Italian style marble fireplace with a gas fire, while a downstairs cloakroom/wc adds convenience. Completing the home are a contemporary family bathroom and an en-suite shower room/wc, both stylishly presented for practical living.





Stepping outside, a generous rear garden awaits, offering a serene retreat for relaxation and leisure. The garden is predominantly laid to patio and features two lawned areas dotted with a variety of trees and garden shrubs, creating a tranquil oasis. A raised shingle border is framed by stone walls, enhancing the outdoor charm. A pathway leads down to a storage shed and a rear access gate, which conveniently connects to Babbacombe Road. The property benefits from shared access, previously gated, and an electric gated entrance leading to a brick-paved driveway providing space for up to 3-4 vehicles. Embracing a fusion of beauty, practicality, and convenience, this property epitomises the essence of comfortable living, offering a peaceful haven within easy reach of amenities and natural surroundings.

#### **Garden**

A generous sized rear garden, mainly laid to patio with steps down to a shingle path, split into two lawned areas with a variety of trees and garden shrubs, there is also a raised shingle border with stone walls and further trees. The pathway leads down to a shed for storage and a rear access gate. The rear access gate also has a path down to a gate which accesses Babbacombe Road and opposite there you have access to the well regarded Wellswood village.

#### **DRIVEWAY**

##### **3 Parking Spaces**

Shared access which is previously gated, electric gated entrance, brick paved driveway for up to 3-4 vehicles.





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Located by the highly desirable area of Wellswood the property is within close proximity to the local amenities to include the local Co-Operative, a florist, beauty salon, hairdressers and the popular public house 'The Kents', as well as a pharmacy, post office and more. In this prestigious location you will also find Ansteys cove, Ilsham Valley and Meadfoot beach, perfect for those who enjoy coastal walks and sensational views. Also only a short distance away is the lively Torquay seafront, town centre and deep water marina, which has a enviable selection of restaurants, bars, cafes and shops. Torquay is home to an array of picturesque landmarks and local attractions to include Princess Theatre, Kents Cavern and the Model Village. A variety of beaches are on offer for both sun loungers or water sport enthusiasts all over Torbay and The new South Devon Highway provides a faster route to the A38 with a journey time of approximately 30 minutes to The Cathedral City of Exeter.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







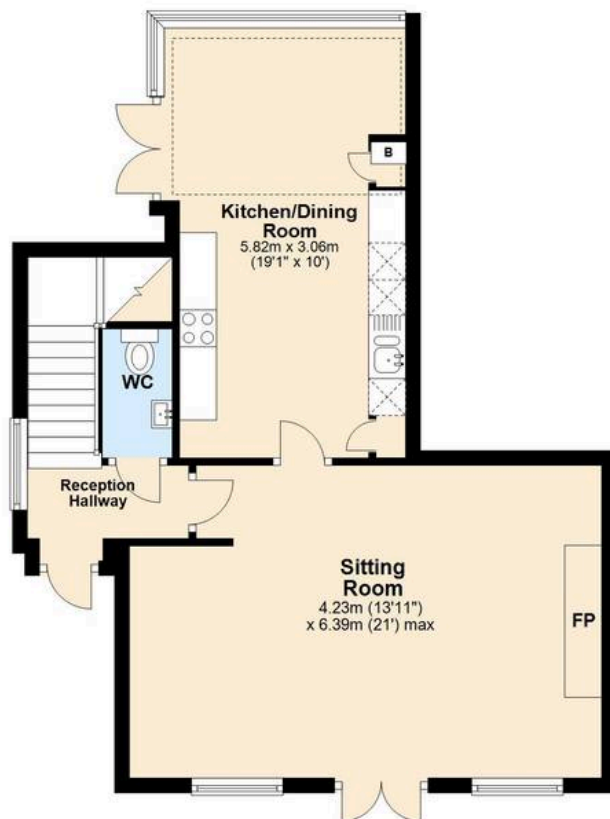
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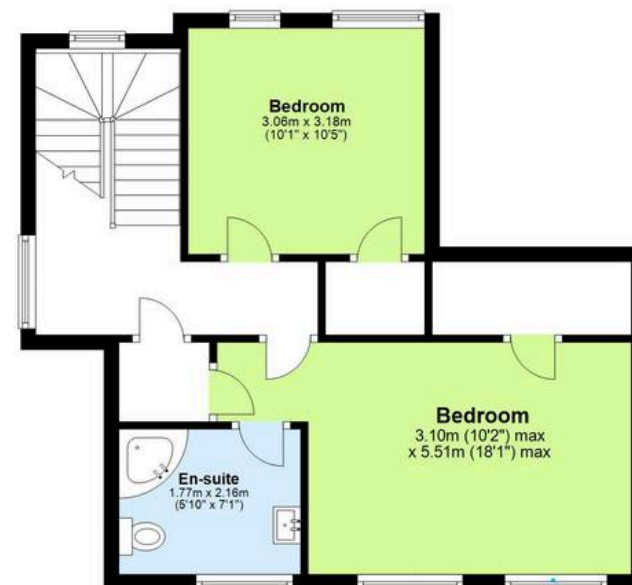
**Ground Floor**



**First Floor**



**Second Floor**



Sea Peeps





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