6 The Manor House, Seaway Lane
Torquay, TQ2 6PS

An investment holiday cottage forming part of an historic building in a sought after location

Newton Abbot 6 miles Totnes 10 miles Exeter 21 miles Plymouth 38 miles

• Wonderful Sea Views from the Terrace & Grounds • Sought After Quiet Location • Investment Opportunity • Private Terrace • Use of Indoor Heated Pool, Gym & Games Room • 2 En Suite Bedrooms • Gated Entrance & Allocated Parking • CHAIN FREE •

Guide price £250,000
SITUATION
Built on seven hills with nine beaches, palm lined promenade and lively harbour side there is no surprise that Torquay forms part of what is known as The English Riviera. With spectacular views across Tor Bay and a townscape more reminiscent of Monaco it is easy to imagine oneself living in the south of France rather than South Devon.

Whilst Torquay owes much of its fame and history to its success as a Victorian resort it has not stood still and today it has transformed itself boasting a deep water marina alongside the harbour, where pavement cafes and boutique shops abound, along with a wide range of top class restaurants.

The Manor House is situated in between the villages of Cockington and Chelston, above Cockington Valley, a short stroll inland from the beaches, coves and marinas of Torquay. Chelston has two shopping streets where you will find a doctors' surgery, vet, butcher, Co-operative food store, chemist and Post Office. The train station is a short distance away and there is a local bus service.

DESCRIPTION
A rare opportunity to acquire a successfully run holiday letting investment cottage. Number 6 is a delightful 2 bedroom mews cottage forming part of The Manor House, built in 1867 for the world famous engineer William Froude (1810-1879), a pupil of the renowned Victorian engineer Isambard Kingdom Brunel. He fell in love with the West Country and decided to settle in Torquay which is when he had this Gothic mansion constructed as his family home. Froude took his skill as an engineer, and passion for all things nautical, to a new dimension, pioneering ship model research with the construction of the first experimental test tank for the Admiralty. A fact recorded by the Torbay Civic Society Blue Plaque to the left of the front door. The beautiful wooden flying staircase in the entrance hall to the main building is also a must see.

ACCOMMODATION
The property is accessed from a delightful courtyard area with a water feature, through the timber panelled front door into the entrance hall where there is a useful storage cupboard and stairs rise to the first floor. The spacious kitchen/dining room has a range of modern wood effect wall and base units under a roll edge work surface with inset sink and tiled splash-backs. There is an inset gas hob with oven below, integrated fridge and freezer plus a freestanding dishwasher. Off the kitchen is a utility room with space for a free standing washing machine, tumble dryer and a wash basin. The sitting room is also of a good size with a wooden fireplace surround and recess, a door leads to the private terraced patio area.

To the first floor are 2 double en suite bedrooms, one has a shower room and the other a bathroom. Bedroom 1,
with original cast iron fireplace, can either be utilised as a large master bedroom, or a twin room if letting.

OUTSIDE
The cottage benefits from its own private terrace to the rear, accessed from the sitting room. Part brick paved and part concrete with direct access to the communal grounds via steps, you can also appreciate the sea views to Berry Head from here. The beautifully landscaped communal grounds extend to nearly 1.5 acres and enjoy panoramic sea views of Tor Bay, from Torquay Harbour to Berry Head. A private gated entrance opens out to a large car park area to the front of the building with an allocated parking space plus visitor parking. To the rear of the building you will find a large lawned communal garden and terraced areas, and the access to the leisure facilities. These include a wonderful indoor heated pool, with changing and showering facilities, a well-equipped gymnasium, sauna and games area with ping pong table.

SERVICES
Mains gas, mains electricity, mains water, drainage and broadband

TENURE
Leasehold 999 years from 2003.

AGENTS NOTE
The property is run as a successful holiday let by the current owners (since 2008), they also use it for their own holidays. There is a restriction on use in place allowing use by the same person for two calendar months in any calendar year. Permission could be sought from the council for change of use (as several of the other apartments and cottages already have) to enable use as a permanent residence. Furniture, fixtures and fittings could be available by separate negotiation.

(Photos courtesy of Blue Chip Holidays)

LOCAL AUTHORITY
Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel: 01803 201201
E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENTS
Strictly by prior appointment only with Stags on 01803 200160.

DIRECTIONAL NOTE
From STAGS office by car proceed along the strand heading in the direction of Paignton. Continue straight on passing the Princess Theatre on your left and stay in the left hand lane at the traffic lights and continue straight over onto Torbay road A379. Pass the traffic lights by the Grand Hotel and take the first right after the Livermead House Hotel into Cockington Lane. At the mini roundabout turn right into Old Mill Road. At the top of the hill you will find The Manor House Apartments entrance on your right.
Total Approximate Area (Internal)

74.1m² / 798ft²

Ground Floor

Kitchen / Diner
4.71x2.54
15'5"x8'4"

Living Room
4.32x4.71
14'2"x15'5"

First Floor

Bedroom 1
4.56x3.44
15'x11'3"

Bedroom 2
3.52x2.60
11'7"x8'6"

For identification purposes only. All dimensions approximate. Not to be relied upon.