



**STAGS**

Cowley / Moorcott



# Cowley / Moorcott

St. Matthias Church Road, Torquay, TQ1 2JH

Newton Abbot 8 miles, Exeter 24 miles, Totnes 10 miles

- Substantial 5 Bedroom Period Villa
- Plus a Beautifully Refurbished 2 Bedroom Cottage
- Perfect for Extended Family or Income Potential
- Wellswood Village Location
- Many Original Features
- Extensive Accommodation
- Private Level Gardens
- Gated Driveway Parking & Large Garage

**Guide price £1,175,000**

## SITUATION

Located in the desirable Wellswood area of Torquay, the heart of the English Riviera, famed for its mild climate and crystal clear waters interspersed with palm fringed sandy beaches.

Torquay provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered deep water bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along South Devon's coastal footpaths, with local golf courses also nearby. A short distance to the north lies the magnificent Dartmoor National Park.

If travel and commuting are important to you, the motorway network is easily accessed at the county capital of Exeter thanks to the new South Devon Link Road. Mainline trains to London are available from nearby Newton Abbot.

## DESCRIPTION

Cowley Moor is a spacious detached Victorian villa of classical design with Victorian architectural detail, presented to a high standard with accommodation extending to in excess of 3,000 square feet. The property is located in the heart of Wellswood, within walking distance of amenities but retains a high degree of privacy. The current owner has cleverly converted the detached building that housed leisure suite in to a fabulous new 2 bedroom detached cottage, with separate parking and entrance, that would be ideal to house extended family, or to provide income potential.

## ACCOMMODATION

### Cowley Moor

The front door leads from the parking area into the entrance porch and conservatory. From here you pass through an entrance vestibule into the



A beautifully presented detached Victorian villa with separate refurbished cottage situated in the desirable Wellswood area.





reception hall, an impressive room that gives you a taste of the presentation and period features found throughout this villa, an impressive staircase rises to the first floor. The sitting and dining rooms are both accessed from the hall and are open to each other creating a large space for entertaining. High ceilings, period features, and Victorian fireplaces are the order of the day. Both rooms have large bay windows with glass doors accessing the terrace and garden beyond. The kitchen has a comprehensive range of wall and floor mounted units under a wood effect worktop, with built in double oven, gas hob and dishwasher, there is space for a breakfast table and glazed doors access the side terrace. To the rear of the house and off the hall is the family room, a large informal room with a bar area. The laundry room, with worktop, sink, plumbing and space for washing and drying machine, and cloakroom are off the family room.

To the first floor are five bedrooms, the master and second bedroom are both large rooms with en suite bathrooms, bedroom four is currently used as a dressing room. A large landing separates the rooms. Bedrooms five and three have access to the family bathroom and separate w.c.

#### Moorcott

Internally new throughout and well separated from the main house, glazed doors lead from a terrace into the kitchen, a smart Oak effect floor extends throughout. The smart new kitchen has cream units with a granite effect worktop, and is loosely separated from the living area by a breakfast bar. Neff Cooking appliances and integrated dishwasher. The living area is a lovely, spacious, light and bright room with a vaulted ceiling, feature lighting and woodburning stove. Sliding glazed doors lead to the terrace and there is plenty of space for sitting and dining furniture. The master bedroom has a dressing room plus luxurious en suite shower room. The second bedroom is next to the family bathroom, with shower over the bath. From within bedroom 2 stairs rise to a room on the first floor that would make a great study, playroom or occasional 3rd bedroom. If required the cottage could be re linked to the house via a 1st floor bridge.

#### GARDEN & GROUNDS

The main house is approached through automated gates to the driveway parking area adjacent to the front door with parking for several cars. To the front of the property, overlooked by the sitting and dining rooms across a terrace, is the principal garden area, which is level and laid to lawn, privately surrounded by mature trees, shrubs and stone walling. Accessed from the kitchen is a terrace which also adjoins the lawn. The cottage has separate parking and a large detached triple garage with space to create a utility or workshop area if required. There is a level lawned area to the front and a sunny terrace. The garden extends to the side of the property.

#### SERVICES

Mains drainage, water, electricity and gas.

#### LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.  
Tel : 01803 201201 E-mail: [fss@torbay.gov.uk](mailto:fss@torbay.gov.uk)

#### VIEWING ARRANGEMENT

Strictly by prior appointment only with Stags on 01803 200160.

#### DIRECTIONS

From Stags office and the harbour area follow the A379/Torwood Street towards Babacombe. The road levels at the top of the hill as you enter Wellswood, turn right into Ilsham Road, pass the shops on your right and Ilsham School on your left and then take the next left into St Matthias Church Road where you will find Cowley Moor shortly on your right.



These particulars are a guide only and should not be relied upon for any purpose.



Stags  
6 Vaughan Parade, Torquay, Devon, TQ2  
5EG  
Tel: 01803 200160  
torquay@stags.co.uk

Approximate Gross Internal Area = 302.6 sq m / 3257 sq ft

Cottage = 142.4 sq m / 1533 sq ft

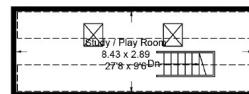
Cellar = 48.3 sq m / 520 sq ft

Garage = 50.9 sq m / 548 sq ft

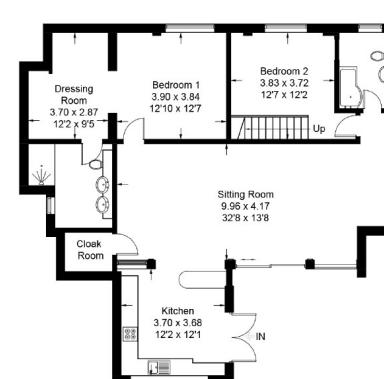
Total = 544.2 sq m / 5858 sq ft



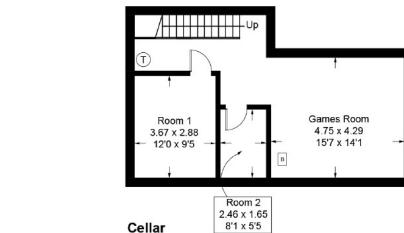
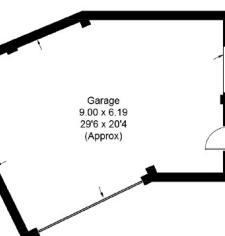
□ = Reduced headroom below 1.5m / 50



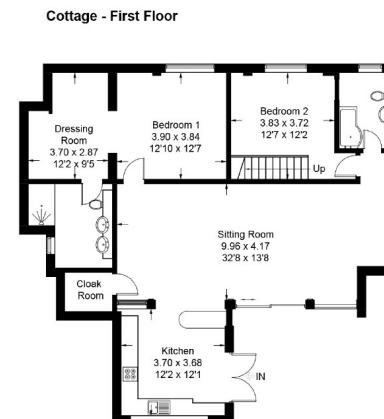
Cottage - First Floor



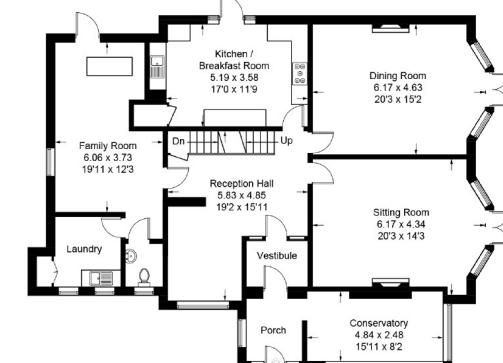
Cottage - Ground Floor



Cellar



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID287901)