Woodland, Greenway Road, Chelston, Torquay
A fine example of a DETACHED LATE VICTORIAN VILLA set on the south facing slopes of Torquay enjoying lovely sea and harbour views into Tor Bay. Woodland has retained many period features of the era including corniced ceilings, panelled doors and grand staircase sweeping up to the first floor. The impressive principal rooms have a fine marine aspect stretching beyond the private lawned gardens.

The property also includes TWO, 2 BEDROOMED FLATS to the rear wing of the villa achieving £12,000 per annum combined and the original DETACHED COACH HOUSE with paved courtyard that has its own private gated access from St Matthews Road. Although the coach house is now in need of repair it presents great potential for either restoration or re-development, subject to the usual permissions.

Woodland is set close to the picturesque Cockington Country Park covering circa 460 acres of stunning meadows, lakes and woodland. Torquay sea front is within a ten minute saunter with train station and promenade leading to the flagship Torre Abbey Sands, Yacht Marina and harbourside.
STEP INSIDE
An original Victorian front door opens to the ENTRANCE VESTIBULE with inner door leading to the attractive RECEPTION HALL with walk-in cloaks cupboard. Original Victorian panelled doors leading to the separate rooms. The DINING ROOM is a very gracious room with exquisite plaster cornice work, Adam style fireplace and deep walk-in bay window overlooking the gardens towards the harbour beyond. The DRAWING ROOM is once again a lovely room with bay window with window seat and enjoys views over Tor Bay to the harbour. Further window and door to the conservatory. Adam style fireplace and detailed cornice work to the ceiling. CONSERVATORY with PVCu construction and door to the garden. STUDY again featuring the detailed cornice work, fitted bookshelves and window to the front. The KITCHEN/BREAKFAST ROOM is fitted with a range of units in bay window to the front. The Elections Room is once again a lovely room with bay window with window seat and enjoys views over Tor Bay to the harbour. Further window and door to the conservatory. Adam style fireplace and detailed cornice work to the ceiling. CONSERVATORY with PVCu construction and door to the garden. STUDY again featuring the detailed cornice work, fitted bookshelves and window to the front.

From the Reception Hall a carved mahogany staircase with newel posts rises to the GALLERIED LANDING with walk-in airing cupboard housing the hot water tank and slat shelving. MASTER BEDROOM with triple aspect enjoying views over the gardens to the sea at Tor Bay and around the coastline to Berry Head. Ornamental cornice work and wash hand basin. BEDROOM 2 with ornamental cornice work, wash hand basin and bay window enjoying the fine sea views. BEDROOM 3 with wash hand basin and window overlooking the rear garden with sea glimpses to Berry Head. BEDROOM 4 with wash hand basin and walk-in bay window to the front. SHOWER ROOM recently refitted with a white suite of large shower cubicle, wash hand basin and WC. Fully tiled walls, heated towel rail and window with obscure glass.

CELLARAGE
From the Reception Hall a part glazed door leads down to the LOWER GROUND with UTILITY and door to the garden. Door to the BOILER ROOM housing the GlowWorm gas fired boiler supplying the central heating and domestic hot water and door to a Fuel Store. Further door to a WORKSHOP.

STEP OUTSIDE
A pillared entrance leads to the driveway, featuring two ‘Windsor’ cast iron Victorian gas lampposts which we believe originally operated by gaslight. From the driveway a cast iron gate leads to the stone flagged front terrace enjoying a sea vista down towards the harbour and Rock End. The gardens are level with a sizeable central lawn and a curved side pathway winding past herbaceous and flower borders with a wide variety of ornamental shrubs leading to the rear of the garden with magnificent Beech tree. Further lower lawn area with mature Magnolia tree and a pathway leading to the Victorian Greenhouse with surrounding vegetable beds. Steps lead down to a DETACHED COACH HOUSE which has separate access via a timber gate to St Matthews Road. This does require restoration and repair but is largely in tact and offers great potential as garage/workshop or possible redevelopment, subject to planning permission.

GENERAL INFORMATION
Gas Central Heating
Council Tax Band - E, Both Flats - B (Torbay Council)
EPC – Main House - TBC
Flat 1, Cambridge - D
Flat 2, Cambridge - D

FLAT 1, CAMBRIDGE
A Ground Floor Flat with accommodation of RECEPTION HALL with door to the SITTING ROOM with tiled fireplace and French doors opening onto the private garden. KITCHEN with good storage and window overlooking the courtyard. 2 DOUBLE BEDROOMS & BATHROOM. Private south facing enclosed GARDEN with large storage shed.

FLAT 2, CAMBRIDGE
This First Floor Flat has its own private entrance via a metal staircase leading to the front door opening to the RECEPTION HALL. The SITTING ROOM enjoys views over the garden. KITCHEN with good storage, window and UTILITY off. 2 DOUBLE BEDROOMS and BATHROOM. Private good sized GARDEN with patio and southerly aspect.

BOTH FLATS HAVE GAS CENTRAL HEATING AND DOUBLE GLAZING

OUR AREA
Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay’s wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED
By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS:
SAT NAV: TQ2 6JE. Travelling along Torquay sea front towards Paignton, keep in the right hand lane and turn right into Rathmore Road keeping Torquay Train Station on your left. At the traffic lights turn left into Walnut Road and continue around the corner. Take the next right into Rowsdown Road and at the junction turn left into Old Mill Road which then leads into Greenway Road, Woodland is immediately seen on the left hand side.
IMPORTANT: John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.