



JOHN LAKE
ESTATE AGENTS

Harbourne

Huxtable Hill | Chelston | Torquay | TQ2 6RN

This **SUBSTANTIAL SEMI DETACHED PERIOD HOUSE** has been designed to provide spacious and versatile accommodation currently presenting itself as sizeable family home, although could equally afford a main house with separate 'cottage wing' suitable for a variety of uses including generating additional income or independent space for a dependent relative. One striking feature is the open plan principle living space flowing directly into the sizeable, level rear gardens.

Harbourne is conveniently located for the picturesque Cockington Country Park boasting beautiful walks through its 460 acres of woodland, meadows and lakes with the popular thatched Drum Inn providing a welcome stop for refreshment. The local parades of shops at both Walnut Road and Old Mill Road and a host of highly regarded schools, including Torquay's renowned Grammar Schools are easily accessible whilst Torquay's sea front and train station are also close by, being just one stop from the main line station of Newton Abbot with direct links to the major cities.

£460,000 Freehold

JL

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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.

Step Inside

A tarmac driveway and parking area to the front of the property leads to a double glazed door opening to the ENTRANCE HALL off which is a CLOAKROOM with WC and wash hand basin. The

entrance hall leads to the OPEN PLAN

KITCHEN/DINING/FAMILY ROOM, a sizeable double aspect room fitted with a comprehensive range of units and working surfaces with inset sink unit. Two fitted electric ovens and microwave, five ring hob with canopy extractor over, integrated dishwasher and space for American style fridge/freezer. Large Peninsular island with cupboards and display shelving beneath.

Two large Velux windows and three pairs of double glazed French doors opening to the rear decked terrace and garden. The FAMILY AREA is fitted with a multi-fuel stove set on a slate hearth, double glazed French doors opening to the front veranda enjoying the afternoon and evening sunshine. INNER

HALL/STUDY with two storage cupboards two double glazed windows. The bright SITTING ROOM is a bay fronted room with double glazed windows, feature fireplace, part wainscot panelling to walls and picture rail.

From the Inner Hall stairs rise to the First Floor Landing with storage cupboard. MASTER BEDROOM with walk-in bay window enjoying sea peeps. EN-SUITE SHOWER ROOM/WC with airing cupboard housing the GlowWorm gas fired boiler and Ariston hot water cylinder. BEDROOM 2 is also a double room with window to the front. BEDROOMS 3 & 4 are both single rooms enjoying views over the rear garden. FAMILY BATHROOM fitted with a white suite. From the landing stairs rise to the LOFT ROOM with sloping ceiling, double glazed Velux windows, built-in storage cupboard and access to eaves storage.

From the Entrance Hall a door opens to the UTILITY with provisions for washing machine and shower cubicle. From here a door opens to a REAR LOBBY with door leading out to the rear and further door leading to TWO FURTHER BEDROOMS. From the lobby stairs rise to another BEDROOM with sloping ceiling.





15
minute walk
to both
Cockington Village
& Sea Front



10
minute walk
to
Walnut Road
Shopping Parade



Step Outside

To the rear is a good size enclosed garden with sizeable decked area beyond which is a level lawn planted with mature shrubs and trees and two timber garden sheds. Outside lighting and water tap. To the front of the property is a raised veranda and sun deck, outside lighting and outside water tap.

A gated driveway provides parking for several vehicles

General Information

GAS CENTRAL HEATING
DOUBLE GLAZING

DIRECTIONS: SAT NAV: TQ2 6RN. From Torquay sea front (Torbay Road A379) turn at the Grand Hotel into Rathmore Road keeping Torquay's train station on your left. Bear left at the fork of Falkland Road remaining on Rathmore Road. Turn left into Walnut Road and progress through the parade of shops, proceeding past St Matthews Church and continue up the hill past the park, bearing sharp right into Herbert Road. Proceed along Herbert Road and Huxtable Hill will be found on your right hand side just after Greenway Road. The property will be found a short distance down on your left hand side.

OWNERS INSIGHT

“When searching for our new home, before purchasing Harbourne, we were seeking a solid, sizeable home that could meet the needs of our growing family. We have found that this house has admirably met our needs and we have spent nearly twenty very happy years here. Now we feel that the time is right for us to move on and let another family enjoy the property and appreciate the happiness that we have experienced during our time living here”.

“Location was another important consideration when we chose this house. The property is conveniently located for good local schools, both primary and secondary, as well as being within a reasonable walk of the picturesque Cockington Valley, Torquay’s beautiful sea front and harbourside as well as the town centre. A range of local shops and amenities are also found within a short saunter.

COUNCIL TAX BAND – ‘F’ (TORBAY COUNCIL)

EPC – ‘D’

Regional Cities of
Exeter & Plymouth
Approximately 20
Miles and 37 miles
respectively

Magnificent
Dartmoor National
Park approximately
21 miles

TORQUAY IS WELL CONNECTED...



Torquay
Train Station is
just one stop
from the main
line Newton
Abbot



Exeter
Airport
provides both
UK and
international
flights



Torquay
Marina
provides a
safe haven for
boats in all
weathers



IMPORTANT: we would like to 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.