



Lydwel Road



# Lydwell Road

Torquay, Devon, TQ1 1SN

Dartmouth 11 miles Exeter 24 miles Totnes 10 miles

Perched on a plot of around one acre comprising woodland and gardens on this pristine no-through-road in Wellswood is this detached 1920s family home with a detached contemporary 2 bed cottage alongside, both enjoying serene sea and valley views out to Lyme Bay.

- Detached Four Bedroom Family Home
- Private, Well-Maintained Road
- Ensuite with Each Bedroom
- Double Garage and Driveway Parking
- Valley and Sea Views
- Two Double Bedroom Annexe
- 1 Acre Plot with Garden, Terrace, and Woodland
- Freehold

## Guide Price £1,500,000

### SITUATION AND DESCRIPTION

Lydwell Road is a private no-through-road, affording its residents peace and seclusion. Nestled within the prestigious Wellswood area, there is easy access to local boutique shops and restaurants while also being within walking distance of some of Torquay's best beauty spots such as Antseys Cove and the SW Coastal Path, the Babbacombe Downs, and Torbay Harbour.

At the end of a long driveway is this charming detached four-bedroom home which sits to the front of the plot beside a double garage and two-bedroom annexe, allowing for extensive gardens as well as a private woodland to the rear. The home is composed of separate living room, dining room, and kitchen/breakfast room with attached solarium and terrace, utility room, first floor snug, and four ensuite bedrooms, the principal of which enjoys a private balcony with sea views. The annexe comprises two ensuite double bedrooms, kitchen-diner, sitting room, and downstairs WC.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town 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 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.



## ACCOMMODATION

A storm porch overhangs the front door which opens to an inner vestibule with ample cloaks storage. The main hallway is a bright and well-presented entrance into this home with coving and dado rails softening the contemporary colour scheme. Through the double doors to the right is a charming sitting room with two defined seating areas, the first of which is a cosy space around the wood burning stove with Minsterstone-style surround and built in TV and media shelf to the left. The second space allows for seating facing outward through an impressive Crittal-style window offering views towards Lyme Bay over the valley. Glass-panelled double doors open to an intimate dining room which is decorated in the same elegant style as the sitting room to allow for both to be used as a cohesive living space if desired. Patio doors lead out from the dining space to a terrace, which is also accessible from the sunroom, allowing for indoor/outdoor living spaces. Connected to the living space is the recently modernised kitchen which comprises matte grey floor units and matte white wall-mounted units, quartz worktops, Neff eye-level double ovens, space for American fridge/freezer, integrated dishwasher, gas hob with extractor over, and a central kitchen island with storage under, breakfast bar, and inset double bowl sink with chrome pull-out tap. The sleek kitchen design is complemented by light parquet-style flooring and elegant pendant lighting over the island. The sunroom at the front of the home can be utilised as a breakfast room and it affords some of the most striking views over Wellswood and out to sea. The kitchen is connected to the garden via the utility room, or boot room if desired, with space for separate washing machine and tumble dryer, stainless steel sink with drainer, and ample utility storage. A Jack and Jill shower room connects the utility room with the dressing room of bedroom four, a double bedroom which provides ground floor living options, or could alternatively be utilised as a secondary living room or study with patio doors to the garden. A staircase with tasteful wooden handrail and carved spindles rises to a quarter landing providing access to a snug which overlooks the various garden areas and woodland; this naturally well-lit space would also provide a wonderful study area if required. Each bedroom on the first floor is a generous double with ensuite shower room (bedroom one also has a separate bathtub). Bedrooms two and three also enjoy dressing room areas, while bedrooms one and three have the added benefit of private balconies via French doors; a tranquil space to enjoy the view and a morning tea or coffee.

## ANNEXE ACCOMMODATION

The detached two double bedroom annexe is a wonderful opportunity for either multi-generational living, income potential, or simply a guesthouse for family and friends. The front door is behind a locked garden gate, or alternatively it is accessible from within the double garage. The annexe has its own boiler which is housed in the garage. Once inside, there is a modern, light-toned kitchen-diner to the right, with dark louvered shutters to give an edge to the neutral look-these are echoed throughout the annexe. The kitchen is fully equipped with one and a half bowl sink with drainer, gas hob with extractor over, integrated fridge/freezer, eye-level double ovens, and ample kitchenware storage. The living room is the pièce de résistance of this cottage style annexe with wonderful vaulted ceilings creating a much more grandiose space than the average annexe. A contemporary wood burner with slate hearth under is the focal point of the room, complemented by the fitted bookshelves and storage beside it to give the impression of a countryside retreat. Upstairs are two comfortable double bedrooms benefitting from their own ensuite shower rooms. For convenience there is also a downstairs WC in the annexe. Bedroom one is thoughtfully designed to incorporate fitted wardrobe storage and bookshelves, as well as floor to ceiling windows to make the most of the impressive views out to sea from this room.

## OUTSIDE

A paved driveway leads to the impressive double garage with electric door, power, and light. A terrace wraps around the front of the property, accessible from the dining and sun rooms and enjoying serene views across Wellswood and through Ilsham Valley across to Lyme Bay. The west-facing patio to the rear of the home is accessible through bedroom four or the utility room, and creates a sunny spot for al fresco dining and hosting guests. There are four further garden spaces which are laid to lawn and bordered by mature shrubs and hedging- one of which is at the front of the property- along with plentiful space for greenhouse and vegetable growing if desired. To the rear of the garden and separated by a mature hedge is private woodland space brining a slice of nature right to your doorstep.

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating.

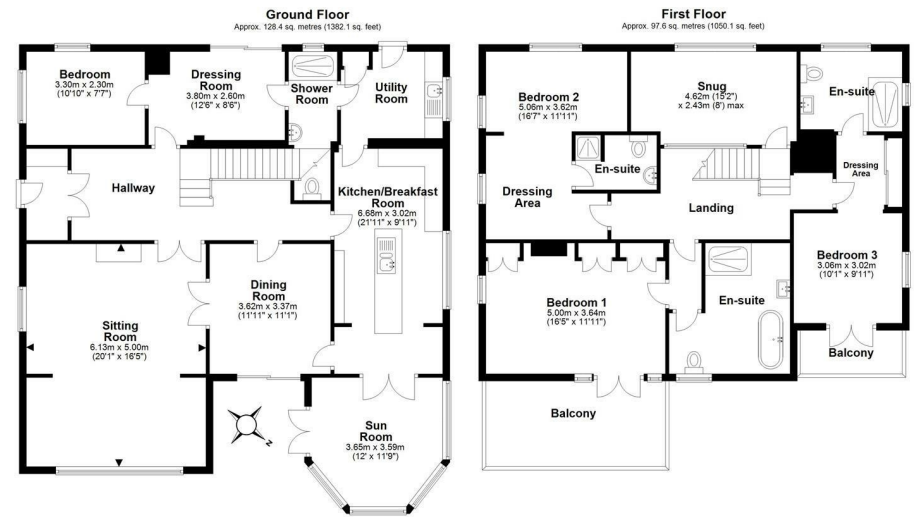
## VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS



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



Total area: approx. 226.0 sq. metres (2432.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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