



78 Coombe Lane
Torquay TQ2 8EA
£330,000

Winfields
Sales & Lettings



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**** Unique Opportunity to own a period Cottage ****

- 4 Bedrooms
- Close to Local Schools
- Quiet Location
- Close to Local Beaches

Lounge

10'4" x 16'6"

The cottage lounge exudes a calm, welcoming charm, bathed in soft, neutral tones that enhance its serene atmosphere. The centerpiece of the room is a white wooden fireplace surround, standing proudly against a gentle neutral backdrop. Though currently unused, the fireplace adds a touch of character and serves as a subtle focal point, hinting at cozy winter evenings to come.

Natural light filters gently through a PVC leaded window that looks out over the front garden, adding a quaint, traditional touch while illuminating the space. The walls are painted in soothing white and beige hues, harmonizing with the light gray sparkle carpet underfoot, which adds a soft texture and a faint glimmer to the room.

To one side, a part-glazed leaded window door leads into the kitchen, complementing the cottage's character while allowing glimpses of the adjoining space. The overall ambiance is bright, peaceful, and perfectly balanced between classic charm and understated modern comfort.

Kitchen

5'6" x 15'0"

A Light-Filled Modern Cottage Kitchen. This charming modern cottage kitchen is bathed in natural light, thanks to its dual aspect windows—one to the side and another that offers a delightful view of the rear courtyard. The windows not only brighten the space but also bring the outdoors in, creating a welcoming and airy atmosphere. The kitchen features white wooden wall and base units, exuding classic cottage charm with a contemporary twist. These are beautifully complemented by white high-gloss glitter-effect worktops, which catch the light and add a subtle sparkle and modern elegance to the space.

A built-in single oven sits neatly beneath a gas hob, blending seamlessly into the cabinetry. The single drainer stainless steel sink and waste is paired with a sleek mixer tap, combining functionality with a clean, minimalist aesthetic.

Underfoot, tiled flooring offers durability and ease of maintenance—ideal for a busy kitchen. A rear door leads directly to the

courtyard.

Overall, the kitchen offers a stylish and practical space that balances modern amenities with the warmth and character typical of a cottage home.

To the rear, a door leads directly out to the back yard, making access easy to the two Garden sheds. Adjacent to the door, stairs rise to the next level of the cottage, adding a charming multi-level dynamic to the home's layout.

Hallway

17'2" x 6'0"

The hallway exudes a warm, classic charm with a touch of modern elegance. A PVC leaded glass window, set above the front garden, acts as a striking focal point with added window seat. The glass adds both privacy and sophistication, offering a glimpse of greenery beyond without compromising the interior's serenity.

Underfoot, a soft grey carpet stretches the length of the space, grounding the hallway with a subtle, plush texture. Its neutral hue complements the surrounding walls, which are finished in a gently textured plaster and painted in warm, neutral tones.

Adding architectural interest, wooden beam effects run horizontally or vertically along the walls, emulating rustic timber framing. These beams, slightly weathered in appearance, bring in an earthy, tactile contrast to the smooth paint and add a touch of cottage-inspired character to an otherwise contemporary setting.

Bathroom

6'9" x 13'0"

Step into this beautifully styled modern bathroom, where sleek design meets comfort and functionality. The space is anchored by a white panelled bathtub, featuring a contemporary fountain-style mixer tap that adds a touch of luxury. Above the bath and basin areas, blue tiles extend to splashback level, bringing a calming, aquatic hue that contrasts elegantly with

the clean white finishes.

A Two drawer high gloss white cabinet sits neatly beneath a striking Cobalt Blue oval glass wash basin, mounted on the tabletop for a bold, modern statement. Complemented by a chrome lever tap, the basin area exudes minimalist sophistication.

Opposite, a pristine white WC fits seamlessly into the clean lines of the space. The shower area boasts a generous 1700mm walk-in design, enclosed by a sleek frameless glass screen. Inside, marble-effect tiles climb the walls, enhancing the spa-like feel, while a gas-powered shower system with dual shower heads offers both convenience and indulgence.

Beneath your feet, blue, white, and grey tile-effect flooring runs throughout the room, tying the colour palette together and adding a modern, textured finish. Natural light filters in through a PVC glazed window, offering a view over the side garden while ensuring the room stays bright and airy.

Bedroom 1

8'8" x 9'9"

The spacious single bedroom exudes a calm and inviting atmosphere, accentuated by its neutral-toned walls that create a soft, airy ambiance. The focal point of the room is a large PVC leaded window that gracefully frames views of the lush front garden, allowing natural light to stream in and brighten the space throughout the day.

Beneath the window, a charming window seat offers a cosy nook — perfect for reading, relaxing, or simply enjoying the view. The seat is subtly integrated into the room, complementing the classic look of the leaded glass with understated elegance.

The floor is laid with a plush grey carpet, adding warmth and texture underfoot while harmonizing beautifully with the wall tones. The generous dimensions of the room provide ample space for furnishings, while the overall decor maintains a modern yet timeless feel, ideal for both comfort and style.

Bedroom 2

7'4" x 9'10"

This spacious single bedroom, currently serving as a versatile storage area, offers ample room and potential for transformation. The walls are finished in calming neutral tones, creating a bright and airy atmosphere that complements a wide variety of décor styles. Natural light filters into the space through large PVC patio doors, which provide a seamless connection to the outdoors.

Beyond the patio doors lies a charming bridge that gently arches over a landscaped feature, leading to a secluded walkway. This path invites exploration and culminates in a hidden rear garden — a tranquil, private retreat perfect for quiet moments, gardening, or entertaining. Though presently utilized for storage, the room's generous proportions and serene ambiance hint at its true potential as a peaceful and inviting bedroom, office or creative retreat.

Top Hallway

15'5" x 7'0"

At the top of the staircase, the landing opens into a bright and inviting hallway that blends rustic charm with contemporary comfort. Original exposed wooden beams stretch across the ceiling, their aged texture and warm tones telling the story of the home's history. These architectural features create a striking contrast against the smooth, whitewashed walls and grey carpet flooring.

A large PVC-framed window at the end of the hallway offers a clear view of the front garden below, drawing in natural light and creating a serene focal point. Beneath the window, a built-in window seat invites quiet moments of relaxation.

The hallway flows effortlessly into adjoining rooms, with the exposed beams continuing overhead, tying the space together with a sense of continuity and warmth. Soft lighting highlights the textures and shadows cast by the beams, enhancing the character of this beautifully preserved space.

Bedroom 3

12'0" x 10'0"

The double bedroom exudes a warm and inviting charm, blending traditional character with a soft, contemporary palette. Neutral tones and warm taupes adorn the walls, creating a soothing and airy ambiance that enhances the room's natural light.

A standout feature is the PVC window, set into one wall and framing a pleasant view of the front garden. This window allows ample daylight to pour in, illuminating the room and offering a tranquil connection to the outdoors.

Adding to the room's character are original wooden beams, exposed across the ceiling. Their rich, time-worn texture and

deep natural hues contrast beautifully with the muted walls, adding depth and a sense of history to the space.

The room is comfortably sized to accommodate a double bed, with enough space for additional furnishings such as bedside tables and a wardrobe. The overall atmosphere is one of understated elegance, combining the old-world charm of the beams with modern simplicity for a cozy yet stylish retreat.

Bedroom 4

13'1" x 10'3"

This spacious double bedroom beautifully blends character and comfort, featuring original exposed beams that add charm and a sense of heritage. Decorated in soft, neutral tones, the room exudes a calm and restful atmosphere, ideal for relaxation. Natural light floods the space through a large window that offers picturesque views over the rear garden and the serene woodland beyond, creating a tranquil backdrop. The generous floor area allows for flexible furnishing, with ample room for a king-size bed, bedside tables, and additional storage or seating. It's a warm, welcoming space that combines rustic elegance with modern comfort.

Front garden

Tucked within the shelter of original stone walls, the garden is a private, cozy retreat. The ancient stones exude history, but they are now topped in parts, with sleek, modern feather-edged wooden fencing for added height and privacy. The warm, horizontal timber slats contrast beautifully with the weathered grey of the stone, subtly blending rustic and modern aesthetics.

In one corner of the garden stands a newly built wooden gazebo, rectangle in shape with a pitched roof, open sides, and lattice panels that hint at traditional garden structures.

Instead of a traditional lawn, the space features high-quality artificial grass, immaculately even and vibrantly green. It provides a clean, low-maintenance surface that's ideal for seating or play, with none of the mud or mowing associated with natural turf.

This garden strikes a beautiful balance:

- Historic in its stone wall foundation
- Contemporary in its clean-lined fencing and maintenance-friendly surfaces
- Romantic and lush in its planting and naturalistic rockery

It's a garden that tells a story—rooted in tradition but adapted for modern ease and enjoyment.

Top Garden

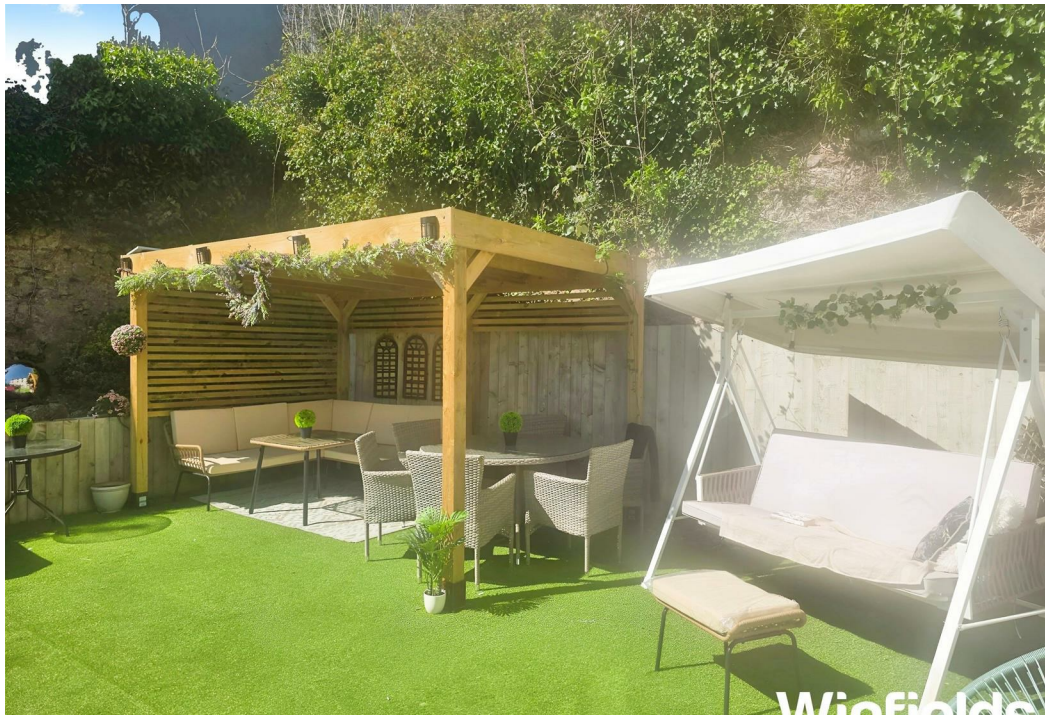
Top Garden with Exceptional Potential

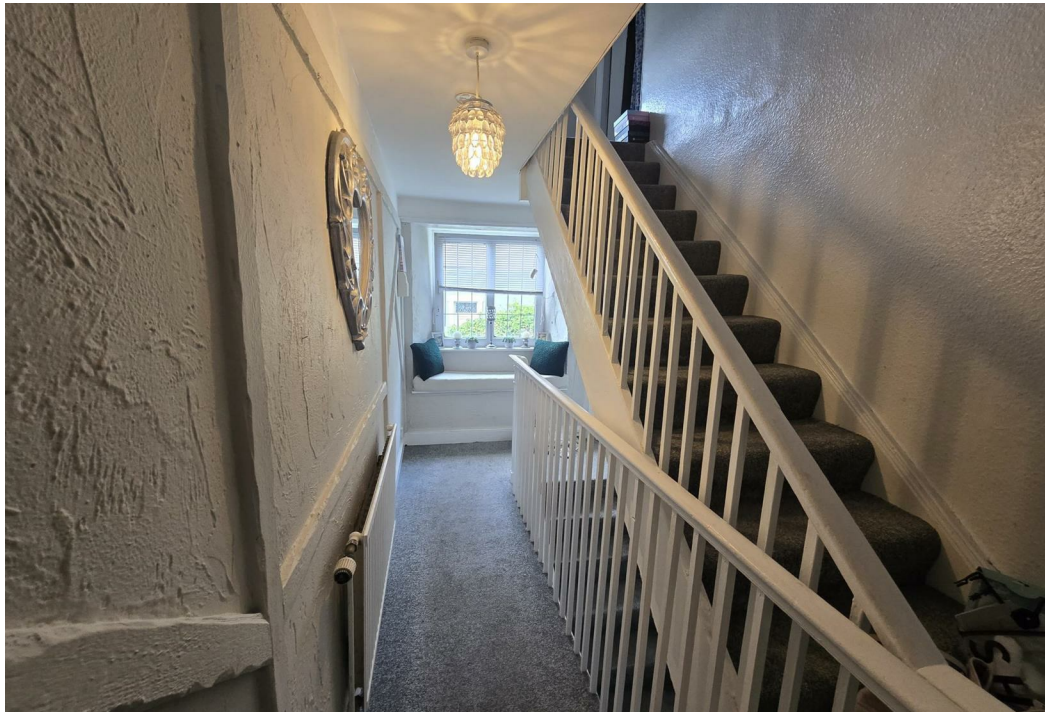
Perched above the main residence and accessed solely via a striking bridge from the middle floor, this top garden is a hidden gem brimming with possibility. Currently left natural, the space presents a blank canvas—ideal for transforming into a tranquil retreat, a functional extension of the home, or a beautifully curated outdoor haven.

Generous in size and gently sheltered by the surrounding terrain, the garden offers ample room for a thoughtfully designed seating area, perfect for entertaining or relaxing in the open air. There's also significant scope to incorporate a modern outdoor office or studio, making the most of the serene and inspiring setting.

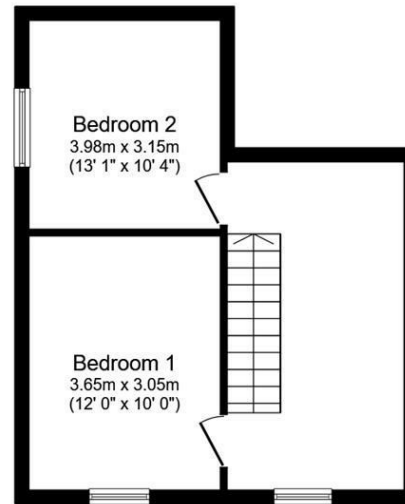
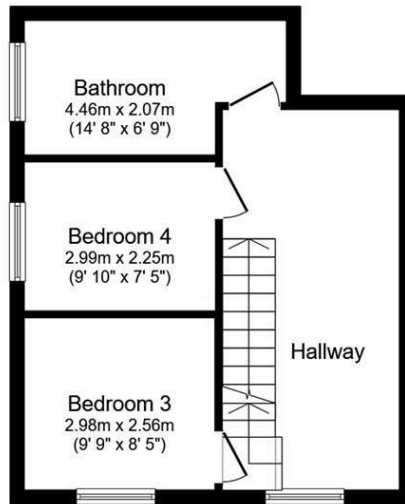
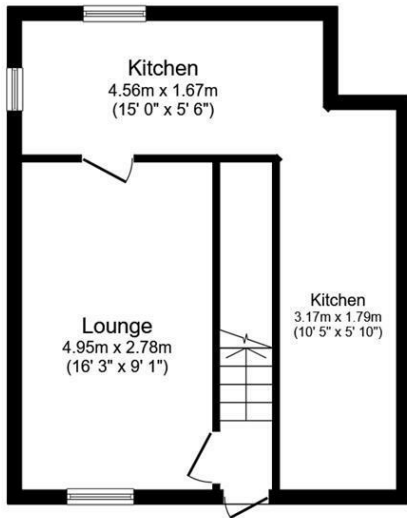
The rear boundary of the garden merges seamlessly with a wooded area, teeming with wildlife and offering both privacy and a captivating natural backdrop, adding a sense of peace and connection to nature.

Whether envisioned as a lush, landscaped sanctuary, a contemporary work-from-home space, or a blend of both, this top garden is a rare opportunity to create something truly special.





FLOOR PLAN & E.P.C.



Total floor area: 110.7 sq.m. (1,191 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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