



STAGS

Cedar Bank

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Watcombe Heights Road, Torquay, TQ1 4SG

Newton Abbot 7 miles Totnes 10 miles Exeter 22 miles

- Exclusive Private Road Location
- Stunning Sea Views
- 5 Bedrooms (3 en suite)
- 3 Reception Rooms & Conservatory
- Kitchen & Utility Room
- Annexe Potential (subject to permissions)
- Extensive Gardens
- Driveway Parking & Double Garage

Guide price £835,000

SITUATION

Located on a private and exclusive road between Shaldon to the North and Torquay to the south, this substantial family home benefits from stunning elevated sea views over Torquay and the surrounding area, taking in both Tor Bay to the south and Lyme Bay to the east.

The nearby hamlet of Maidencombe is close by with a well-regarded pub and a wonderful beach. Access to the South West coastal path is also only a short distance from the property at Watcombe Beach. A first-rate range of facilities can be found in the delightful towns of Teignmouth or Torquay, which has the highly regarded Torquay Grammar School for boys and girls and, of course, its marina. St Marychurch is a short drive away with a good range of shops including Waitrose and Torquay Golf Course.

Transport links are good with easy access to Exeter via the coast road through Teignmouth linking to the A380 dual carriageway and the M5. Mainline rail links are available from Teignmouth.

DESCRIPTION

Benefitting from its sunny south-westerly orientation the wonderful views can be appreciated from almost every window of this well thought out home. Originally constructed in 1932 the property has been thoughtfully extended by the current owners and today is presented to a high standard. The accommodation extends to 5 double bedrooms on the first floor, 3 with en suite facilities plus the family bathroom. The ground floor has spacious sitting and dining rooms, kitchen, conservatory, utility and snug. A self-contained annexe could be created at the western end of the property subject to the required permissions. A large sun terrace is accessed from the rear of the house with the sizeable gardens beyond.



A substantial and beautifully presented family home with stunning sea views from almost every window.





ACCOMMODATION

Approached from the wide paved driveway, the front door leads to the hallway with store cupboard, cloakroom WC and stairs rising to the first floor, a door leads to the rear sun terrace. The dual aspect sitting room is of a good size with coastal views to the south and east. The large bay window overlooking the garden allows in plenty of light, there is a coal effect gas fire and hard wood flooring. The dining room also has a dual aspect with a sliding patio door opening the room to the terrace. The kitchen has a range of cream units and is well equipped with granite work surfaces, inset sink, inset 4 ring induction hob, eye level double oven with warming drawer, integrated dishwasher and space for freestanding fridge/freezer. The conservatory is open to the kitchen creating a social family area, has doors to the terrace and views over the surrounding area to the sea. The snug also has doors to the terrace and could also make a fine study. The large utility room has further storage and work surfaces to two walls with sink, and space for a washing machine and tumble dryer.

To the first floor are 5 double bedrooms, the master bedroom is of a generous size with a balcony giving stunning views over the surrounding area and Tor Bay, the luxurious en suite has both a bath and shower. Bedrooms 2 and 3 are also large rooms with en suite facilities. Bedrooms 4 and 5 share the family bathroom.

GARDEN & GROUNDS

The rear of the house enjoys complete privacy and thanks to the south-westerly orientation makes the most of the sunshine. Off the rear of the house is large paved terrace with balustrading, ideal for entertaining and enjoying the sea views. The garden is beautifully maintained with a large area of lawn surrounded by a variety of shrubs and small trees. The far end of the garden has been kept as a wooded area and attracts a wealth of wildlife. Beneath the house is a large workshop/toolstore. To the front of the property is a large driveway/parking area leading to the integral double garage.

SERVICES

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

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk.

VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160

DIRECTIONS

From Exeter (Haldon Hill) take the left fork on to the A380 signposted to Torquay and then the Ashcombe Cross exit signed Teignmouth/B3192. At the traffic lights turn right for Torquay/A379, keep following the A379 over the Shaldon Bridge. Follow the road around to the right and continue on the A379 past Maidencombe whereupon the entrance to Watcombe Heights will be found on your left shortly after passing Brunel Manor. Continue along this private road for a short distance over the crest of the hill and the property will be found on the right.





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



Stags

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torquay@stags.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Standard	Current	Standard
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G

Energy Efficiency Rating: 59 (Current), 74 (Standard)
 Environmental Impact (CO₂) Rating: 64 (Current), 51 (Standard)

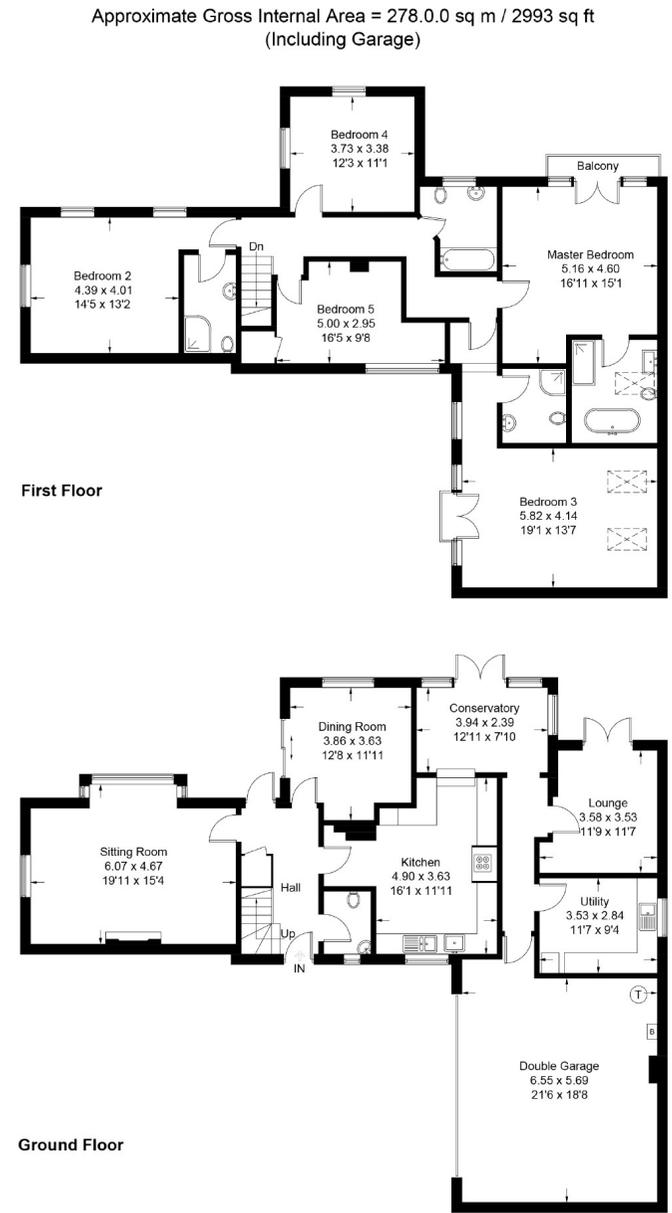


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