



STAGS

Treetops



Treetops

Seaway Lane, Torquay, TQ2 6PW

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

- Spacious Family Home
- Open Rural Views over Cockington Valley
- High Standard of Finish Throughout
- Kitchen/Dining/Family Room
- 2 Reception Rooms, Conservatory
- Guest Suite/Cinema and Gym
- 4 Bedrooms (Master en suite)
- Generous Gardens.

Guide price £795,000

SITUATION

As the name suggests Seaway Lane extends from the seafront of Torquay and divides the popular area of Chelston from the picturesque Cockington Valley. Situated near the top of the lane in a quiet area this property is within easy reach of the many amenities and facilities that Torquay has to offer. Local shops can be found a short distance away in Chelston on Old Mill Road and Walnut Road. Torquay railway station is also close by.

The medieval village of Cockington, noted in the Domesday Book, is a short stroll away, and surrounded by nearly 500 acres of parkland, lakes and woodland walks. The seafront and beach are equally as close, half a mile or so along the seafront is Torquay marina. The area is famous for year round water sports and renowned for its naturally mild climate and award winning beaches.

If travel and commuting are important to you, the Cathedral city of Exeter and the M5 motorway is now within 30 minutes drive thanks to the new South Devon Link Road.

DESCRIPTION

With striking and open views over the Cockington Valley, this stunning and contemporary family home has been through a comprehensive programme of refurbishment and modernisation during the current term of ownership. A significant extension has enabled a large kitchen/dining/family room plus a utility room to be created on the ground floor in addition to two further reception rooms, as well as providing space for a luxurious master bedroom suite and family bathroom on the first floor, with a total of 4 bedrooms. A terrace and conservatory extension to the rear has allowed for further rooms to be created on the lower ground floor, ideal as guest accommodation or cinema, gym and shower room. The garden is of a good size and there is parking and a garage to the front.



A stunning recently modernised and extended family home with elevated views over the Cockington Valley





ACCOMMODATION

The impressive modern front door with obscured glazing either side leads to the entrance hall, sanded and treated floorboards extend through to the reception rooms with accent lighting in the hallway. Glazed double doors lead to the sitting room, a large light room with a huge picture window taking in the rural views to the rear over the Cockington Valley and beyond, an open fire provides a warming focal point in the cooler months. The luxurious hi-spec ALNO kitchen is open to the dining room which in turn is open to the conservatory creating a very social family or entertaining area. Gloss white units sit under grey Ceasarstone work surfaces, a Smeg range cooker takes centre stage with Neff extractor hood, along with a Neff eye level double oven/grill/microwave, there is space for an American style fridge/freezer. Loosely dividing the kitchen and dining areas is a large island unit with further storage and breakfast bar. French doors and Juliet balcony bring the outside in on warmer days. Slate flooring compliments the kitchen. The conservatory has oak flooring and takes in the best of the views over the valley below, and opens to the terrace. The music room/study also has glazed doors opening to the conservatory. The utility room has further storage, sink, and space for washing and drying machines.

A spiral staircase leads from the conservatory down to the rooms created below, separated from the garden by a wall of glass. Off a hallway is a shower/steam room with basin and WC, cinema room/snug, leading on to a gym/bedroom, all of which open to the garden and make a great guest suite if required.

To the first floor are 4 double bedrooms, all of which take in the beautiful views, and family bathroom. The smart master bedroom has a vaulted, beamed ceiling and oak flooring and benefits from a dressing room and en suite shower room with underfloor heating. The luxurious family bathroom also has underfloor heating, a spa bath, shower cubicle and twin wash basins.

GARDEN & GROUNDS

To the rear are generous gardens, a level lawn extends from a slate terrace and BBQ area. Steps lead up to the terrace off the conservatory, and a garden store area under the garage. Steps lead to the lower garden area which is less formal and a haven for wildlife as it borders with the Cockington Estate. Tall hedges either side give a high degree of privacy. The front the property is well spaced from the road, a tarmac driveway provides plenty of parking and leads to the single garage. A raised bed is laid with slate shingle.

SERVICES

Mains gas, water, drainage and electricity. 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 Stags Torquay take the A379 road heading in the direction of Paignton. At the traffic lights before The Grand Hotel turn right onto Rathmore Road and then take your first left onto Hennapyn Road, follow the road round and turn right onto Seaway Lane. Follow this road up the hill and as it levels out you will find the house on your left.





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

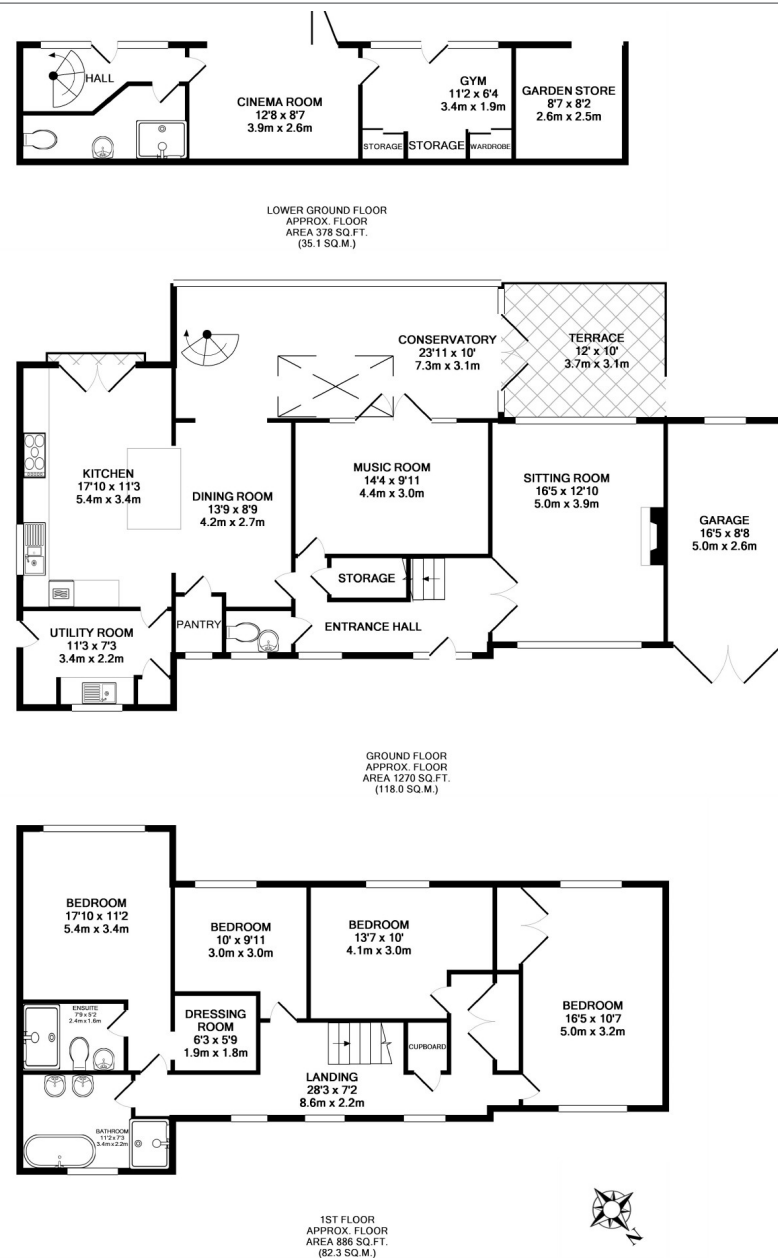


Stags

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TOTAL APPROX. FLOOR AREA 2534 SQ.FT. (235.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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