



STAGS

Croyde Hoe

Croyde Hoe

Meadfoot Road, Torquay, TQ1 2JP

Newton Abbot 8 miles Exeter 24 miles Totnes 10 miles

- Beautifully Presented Throughout
- Many Recent Improvements
- Quiet & Private Setting
- Convenient Location for Town, Harbour & Beach
- Over ½ an acre of grounds
- 4 Bedrooms (1 en suite)
- Driveway Parking & Double Garage

Guide price £595,000

SITUATION

This wonderful family home is located in a picturesque residential area, renowned for quality detached properties and is within short walking distance of the harbour, town, waterside shops and restaurants in one direction, and Meadfoot Beach and the South West Coast Path in the other.

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 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.

There are mainline railway links to London Paddington in just under three hours from Torquay railway station. The Cathedral city of Exeter is located within 40 minutes drive, as is the maritime port of Plymouth.

DESCRIPTION

Croyde Hoe is a former Coach House believed to have been constructed in 1850 and is set in a private and peaceful location. During the current period of ownership the property has been through a comprehensive programme of sympathetic refurbishment and improvement throughout, with no stone left unturned. The result is a beautifully presented four bedroom family home finished to an incredibly high standard. The property is accessed via a long driveway and is completely hidden from view. The plot is surprisingly large (over half an acre) with a sunny garden as well as wooded areas.



A recently improved and beautifully presented period family home in a private setting.





ACCOMMODATION

The property is entered on the ground floor into the reception hall with Italian stone flooring and a feature fireplace opening. Off the reception hall is a useful store room. From the inner hall stairs rise to the first floor where you will find the reception accommodation. The sitting/dining room, with American Oak flooring, is a spacious and airy room thanks to the beamed, vaulted ceiling and many windows. There is a wood burning stove to one end, and French doors lead to the terrace and garden. The new kitchen has a quality range of fitted units with a granite work top plus breakfast bar, and Italian stone flooring, also used in the hallway. The gas fired AGA is complemented by an induction hob plus eye level oven and microwave.

There is an integrated dishwasher and fridge/freezer. The room is flooded with light by the roof lantern light window and French doors give access to the terrace area for easy al-fresco dining. Between the dining room and kitchen is a hallway with a door to the rear, off which is the utility room with further storage and space for stacked washing and drying machines.

Bedrooms 3 and 4 are on the first floor, both generous double rooms.

Bedroom 4 has far reaching views over the Juliet balcony through the French doors. A modern family shower room serves these bedrooms. The master and second bedroom are on the ground floor, again both are generous doubles, the master has a modern en suite bathroom, and there is a WC on this level. Bedroom 2 is currently used as a snug although there is potential to create an en suite in the adjacent store, or even a kitchenette and bathroom to create an annexe (subject to planning regs).

GARDENS & GROUNDS

The property is privately and quietly set in just over half an acre of grounds and is accessed along a winding, tarmacked driveway to the gravelled parking area which leads to the double garage. Next to the garage is a useful store room. There is an area of woodland divided from the house by the drive - a perfect adventure playground for the younger family members!

To the rear of the house is a delightful and sunny garden with a terrace off the kitchen, well stocked borders and terraced areas of gravel and lawn. Two stone pillars give access to a pathway to a further area of garden.

SERVICES

Mains water, drainage, gas 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 ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags office and the harbour proceed along Torwood Street (A379) to the traffic lights, turn right onto Meadfoot Road. Pass the car park entrance on your left and the entrance to Croyde Hoe will be found shortly on your left, with the property name written on a white pillar to the left of the drive entrance. Follow the driveway, past another property and a garage, to the end.





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



Stags

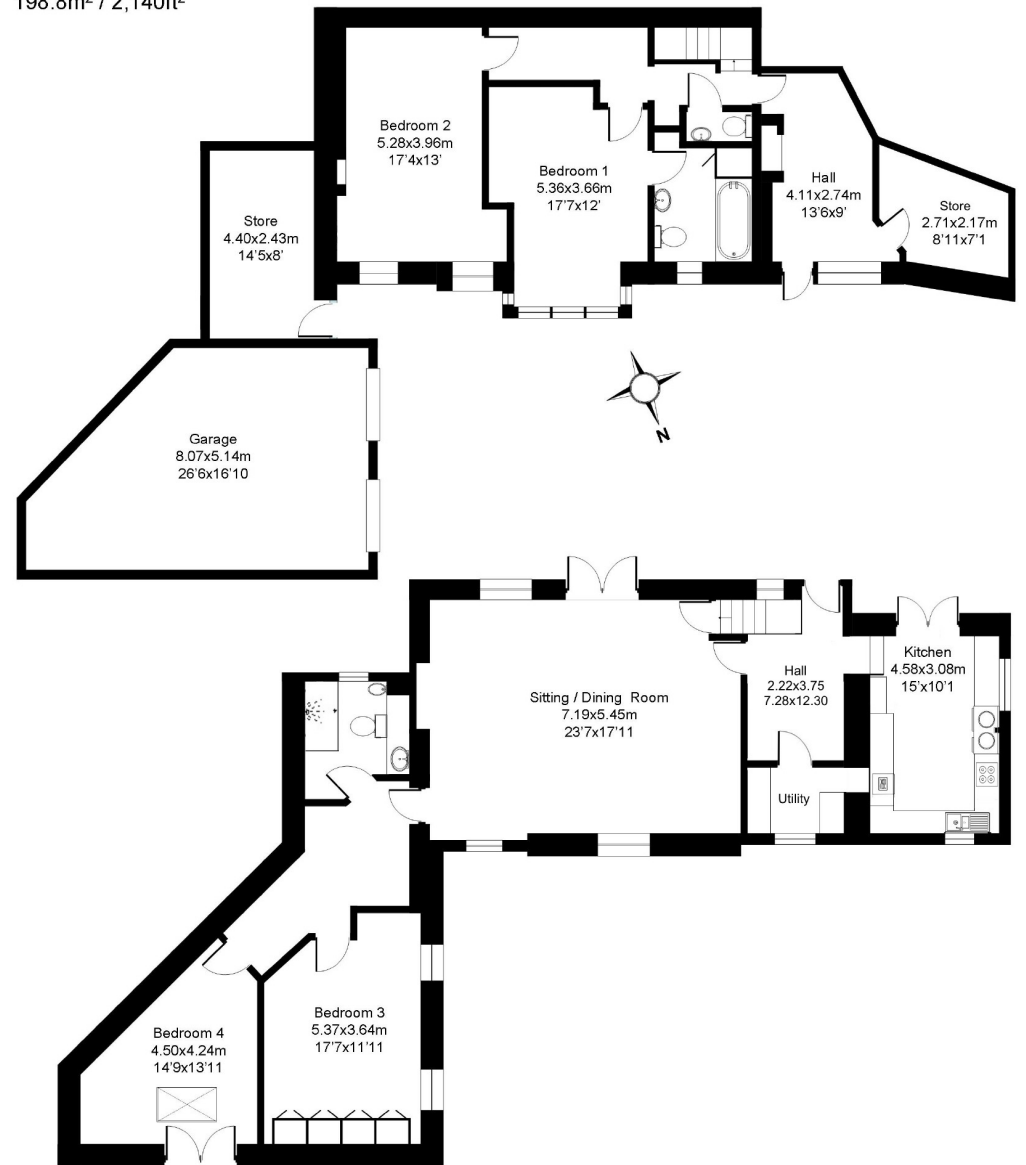
6 Vaughan Parade, Torquay, Devon, TQ2 5EG

Tel: 01803 200160

torquay@stags.co.uk

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

Total Approximate Area (excluding outbuildings)
198.8m² / 2,140ft²



For identification purposes only. All dimensions approximate. Not to be relied upon.