



Ash Hill House



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10 Ash Hill Road, Torquay, TQ1 3HZ

Newton Abbot 7 miles Totnes 10 miles Exeter 22 miles

A substantial and attractive Grade II listed villa with many original features and separate coach house.

- Grade II Listed Victorian Family Home
- Many Original Features & Some Sea Views
- Up to 5 Bedrooms (4 en suite)
- Large Reception Rooms
- Original Victorian Conservatory
- Gated Entrance and Large Driveway
- Coach House with Planning Permission
- Delightful and Manageable Gardens

Guide Price £775,000

## SITUATION AND DESCRIPTION

Originally constructed in the mid 1800s as a private residence, the property more recently became the Craig Court Hotel and was Grade II listed in 1994 before being restored to a single residence 20 years ago. A lot of time and effort was then put into converting it back into a wonderful family home and the current owners have further enhanced the property to what stands today. Fortunately a lot of the period features remained intact such as many of the sash windows, detailed coricing, deep skirting boards, doors and door casings and staircase. The main house accommodation is laid out over two floors plus there is a sizeable basement. An additional detached former coach house currently used as a gym and guest put up could be used to bring in additional income through letting or as an annexe for a family member- please see the reference number for the approved planning permission below.

This fine period detached home is situated close to the centre of Torquay, which is the largest town that makes up the English Riviera. Torquay offers a comprehensive range of shopping, educational, recreational and sporting facilities. There are nine beaches within the bay including some beautiful and secluded ones. An international deep water marina situated in the busy harbour where numerous events take place throughout the year including internationally renowned yacht races and the highly charged power boat championships. Within easy walking distance of the harbour side you will find a myriad of continental cafes, lively bars and fantastic restaurants offering international cuisine as well as show casing the best of British food.

The bay offers railway links to London Paddington and the Cathedral city of Exeter is located within 30 minutes drive. There are first class educational facilities on your doorstep, within a couple of miles are Torquay boys and girls grammar schools as well as a number of well-regarded state and private sector schools.



## ACCOMMODATION

The wooden front door with stained glass panels leads to the porch and through a further glazed wooden door to the spacious and impressive reception hall, which runs the length of the main house with the feature returning staircase rising to the first floor, highlighted with many of the aforementioned original features. The original floorboards have been sanded and treated, as they have in the main reception rooms. The sitting room has an impressive marble fire surround and mantle piece with coal effect gas fire, a large bay window overlooks the garden and takes in the far reaching views and access the garden. Off the sitting room is the Victorian conservatory with original tiled floor, which currently serves as a further reception room. The dining room is a grand room with space for the largest of dining furniture, and has a floor to ceiling sash window overlooking the garden and views. The Breakfast room/snug has an opening through to the kitchen which has a comprehensive array of units with solid wood work tops and Belfast style sink, integrated dishwasher, space for a fridge/freezer and tiled floor. The service wing on this floor contains a large utility room and airing room. A downstairs cloakroom with WC and wash hand basin serves the ground floor. A study/bedroom five with a side aspect window and built in cupboard. A large boot room with ample space for coats and shoe storage is adjacent to the rear entrance door. A door below the main staircase leads to the basement, divided into two very useful rooms. One of the rooms is currently used as a store room with the other utilised as a music studio and has been sound proofed by the current owner, creating an alternative home working space if required.

To the first floor are 3 of the main bedrooms, the principal bedroom has wonderful far reaching views over the town and out to sea. An open dressing area with large fitted wardrobes either side leads through to a large en suite. The en suite comprising of a bath, shower cubicle, his and hers sinks, WC and also benefits from the views mentioned earlier. Bedrooms two and three are both spacious double bedrooms also benefiting from en-suite facilities. The service wing first floor is accessed from the half landing and contains the family bathroom, with shower and bath, and bedroom 4 which also benefits from an en-suite shower room.

## COACH HOUSE AND PLANNING PERMISSION

Separate from the main house is the former coach house and is laid out over two floors. The current owner uses the ground floor as a gym, and to one corner is a kitchen/utility area with floor mounted units with worktop and a stainless steel sink. The first floor is currently used as an additional guest room, and a first floor WC with wash hand basin could be made into a full bathroom if required. The coach house has the potential to become a fully detached cottage (Torbay Planning Authority approved planning application reference number: P/2021/0506) to bring in additional income through letting or as an annexe for a family member.

## OUTSIDE

The property is approached through a pair of automated wrought iron gates to a large brick paved parking area enclosed by stone walling. Through a further pair of wooden gates is a courtyard and parking adjacent to the coach house with a small lawn. There is also a single garage. Off the rear of the house and down one side of the garden is a large paved terrace with stone balustrading which can be accessed from the sitting room, dining room and conservatory, making a great entertaining area in sunny weather. Steps lead from the terrace to the level lawn which is surrounded by hedging and walling with a good degree of privacy. To the side of the property is a block built store.

## SERVICES

Main House: Mains gas, electricity, water and drainage. Gas central Heating  
Coach House: Mains gas and electricity, water and drainage shared with house.

## VIEWING

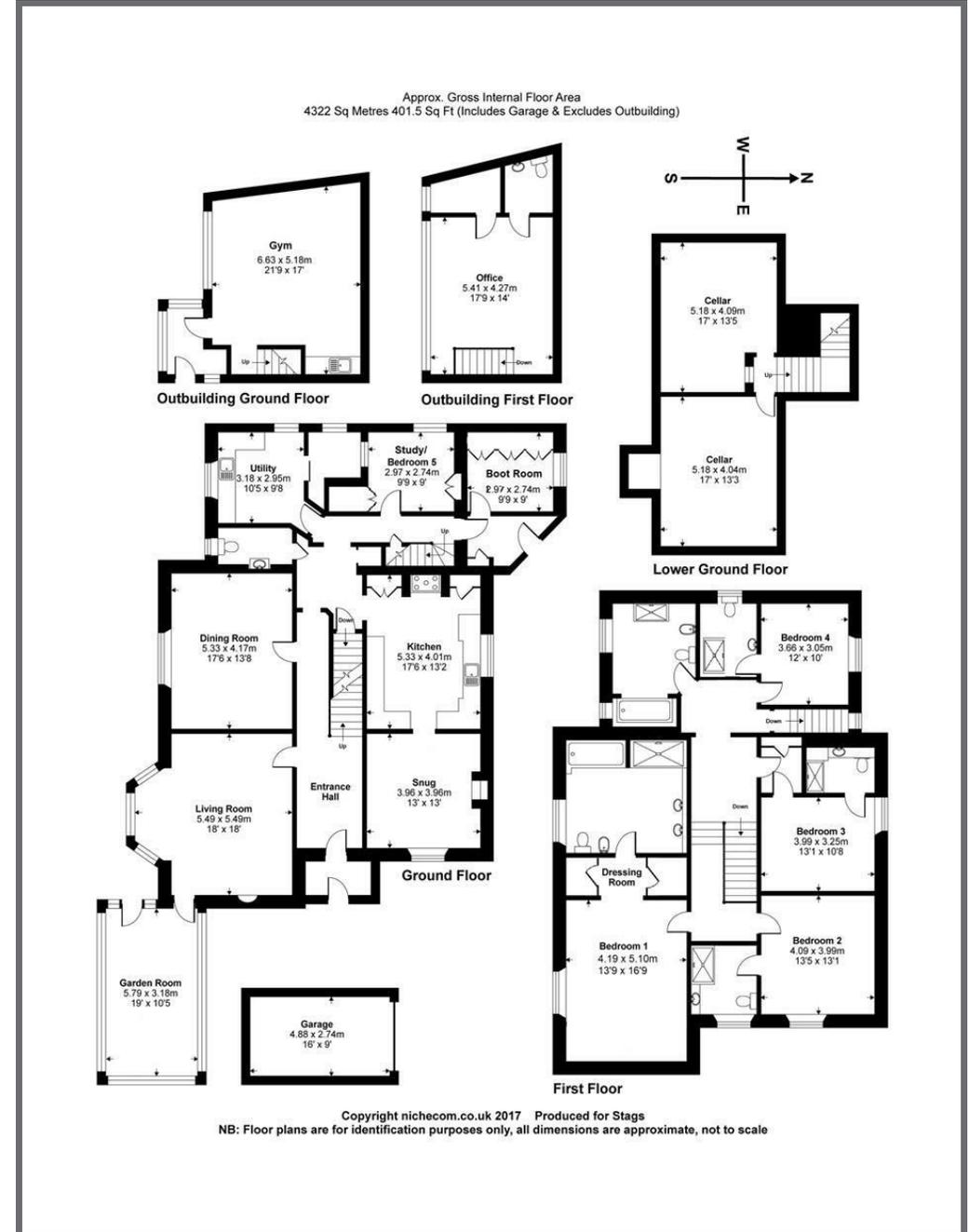
Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay office proceed along Torbay road towards Torre Abbey Gardens. At the first set of traffic lights turn sharp right onto Shedden Hill Road and the next traffic lights turn left onto abbey road. At the next traffic lights turn right onto Tor Hill Road. Follow the one way system and turn right onto Lymington Road, get in the left hand lane and then turn left onto St Marychurch Road. Take the first right onto Ash Hill Road and you will find the property shortly on your right.



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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