



**JOHN COUCH**  
THE ESTATE AGENT

| South Court Villa Ridgeway Road  
Torquay Devon  
**£725,000 Leasehold**



1 South Court Villa Ridgeway Road  
Torquay Devon TQ1 2ES

£725,000 Leasehold



**An exceptional two level residence representing a rare opportunity to acquire a distinguished coastal home of considerable architectural merit, combining heritage elegance with contemporary luxury**

Entrance level ■ Kitchen/dining room ■ Sitting room  
2 Bedrooms ■ 2 En-suite bathrooms  
Garden level ■ Kitchen/dining room ■ Utility ■ Sitting room ■ Bedroom  
Landscaped gardens ■ Parking

#### FOR SALE LEASEHOLD

Positioned within an elegant Grade II-listed villa dating from circa 1840, South Court presents an exceptional two-level residence of character and architectural distinction. Set within the highly regarded Lincombes Conservation Area, the apartment enjoys an elevated and commanding outlook across beautifully landscaped gardens towards Tor Bay, with far-reaching views over the town and its picturesque hillside neighbourhoods, many of which were established during the Victorian era.

The property has been curated to offer a refined balance of period grandeur and contemporary sophistication. Principal living is arranged across the entrance level, complemented by a beautifully appointed, fully self-contained garden level, ideally suited to guest accommodation or multi-generational living.

Expansive south-west facing terraces on both levels provide a seamless connection between interior and exterior spaces, perfectly designed for private entertaining and relaxed coastal living. Subject to the necessary consents, including any required planning permissions and building regulation approvals, there may be scope to reconfigure the existing accommodation to create additional bedroom and bathroom provision, further enhancing the versatility of this remarkable home

A distinguished portico entrance leads into an elegant vestibule where original detailing has been sensitively preserved, including decorative tiled flooring and an inner hall accessed via glazed double doors. The principal reception room is of classic proportion and volume, featuring soaring ceilings, intricate cornicing and an original fireplace, with bespoke cabinetry seamlessly integrated.

Full-height doors open onto the terrace, framing captivating views across the gardens towards the coast.

The kitchen and dining space is both functional and beautifully appointed, with shaker-style cabinetry, granite work surfaces and a central island. Integrated appliances are discreetly housed, while a bay window draws in an abundance of natural light, creating an inviting yet elegant setting for dining and entertaining.

The principal bedroom suite offers a luxurious retreat, defined by its generous proportions and period detailing. A freestanding bath is thoughtfully positioned to take full advantage of the far-reaching outlook, while bespoke storage conceals a private en-suite shower room. A further bedroom, currently arranged as a study and guest suite, benefits from a contemporary en-suite and direct access to the outside.

VIEWING BY APPOINTMENT ONLY

The garden level, accessible internally or via a private external entrance, provides an exceptional secondary living space of equal quality and design. A bespoke kitchen with Corian surfaces and integrated appliances, including a wine fridge, anchors an open-plan reception and dining area, with double doors opening onto the terrace. A spacious bedroom suite with dressing area and garden views is complemented by a stylish en-suite shower room and separate cloakroom, offering excellent flexibility for independent occupation or extended guest accommodation.

The property has undergone comprehensive modernisation, including full re-wiring and re-plumbing, alongside the installation of high-performance glazing designed to complement the original architecture while enhancing energy efficiency.

The gardens, originally established in the Victorian era, have been thoughtfully planted, the lawn incorporating a water feature and a decked entertaining area combine to create a striking setting. Two expansive terraces with glass balustrades provide uninterrupted views and exceptional outdoor living.

Private parking is available to the front of the property, with additional land included within the title at the head of the drive.

### **CONNECTIVITY**

Perfectly positioned for both convenience and lifestyle, the property lies just a short distance from Wellswood, known for its collection of independent cafés, restaurants, shops and everyday amenities. Torquay harbourside and marina are also within easy reach, offering a vibrant waterfront setting with a range of leisure and dining opportunities, while the picturesque Meadfoot Beach

Torquay remains one of the South West's most desirable coastal destinations, renowned for its marina, beaches and vibrant waterfront lifestyle. Fine dining, sailing and boutique shopping are all within easy reach, alongside convenient access to Dartmouth, Totnes, Salcombe and the open landscapes of Dartmoor National Park. Direct rail services from Torquay link to the inter city rail network at Newton Abbot, while Exeter International Airport offers a range of domestic and international connections. Road links via the A379 and A380 provide straightforward access to the M5 and the wider region.

**SERVICES** Mains water with separate garden supply, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND E** (Payable 2026/2027 £3,002.98)

**MOBILE PHONE COVERAGE** 02, EE, Three and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LENGTH OF LEASE** £50 per month £600 per annum (Remaining period of 199 year lease from 27<sup>th</sup> August 1985)

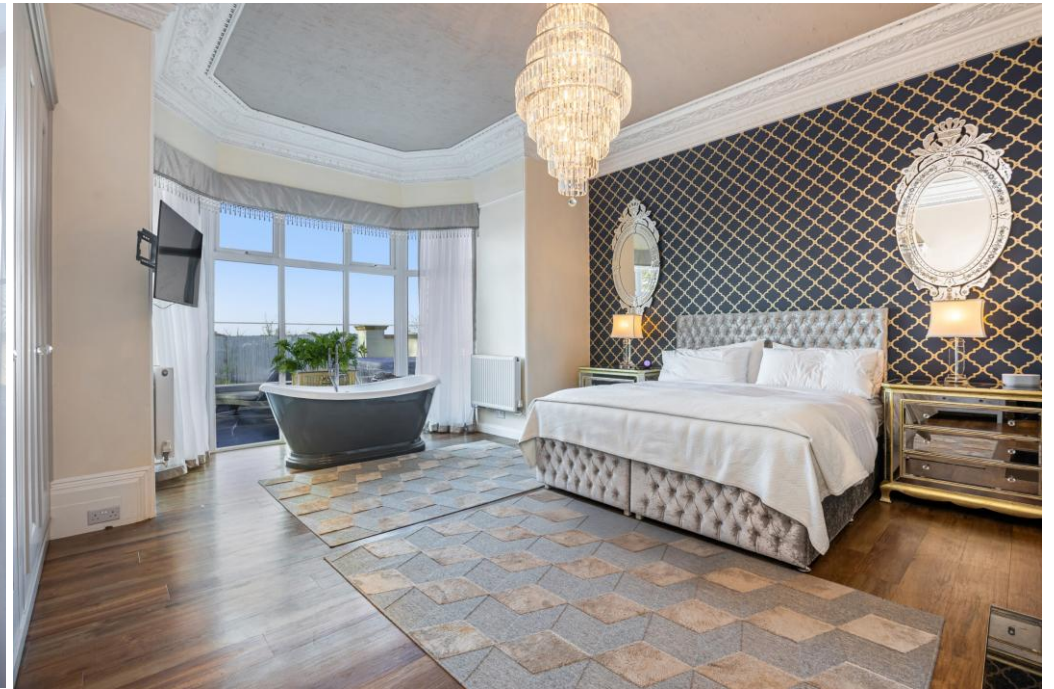
### **GENERAL GUIDANCE**

No holiday letting is permitted and planning permission restricts the sub-division of the apartment units.









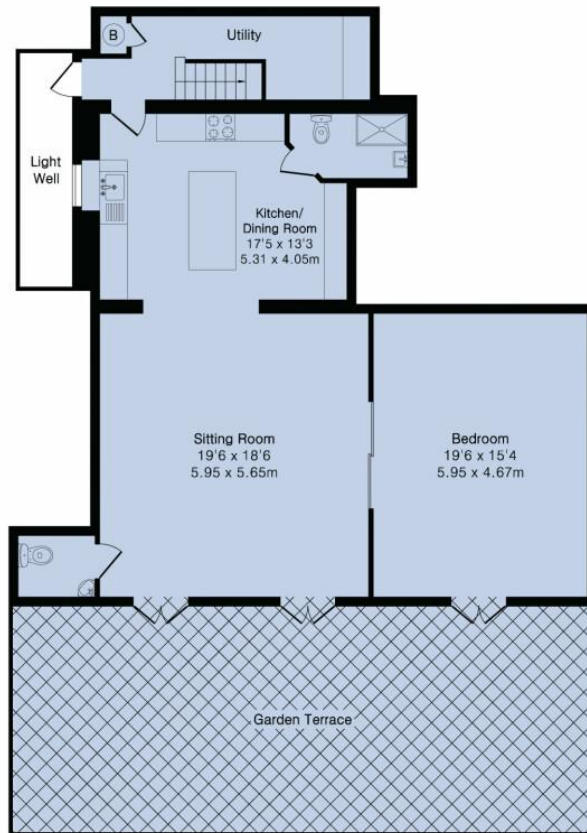




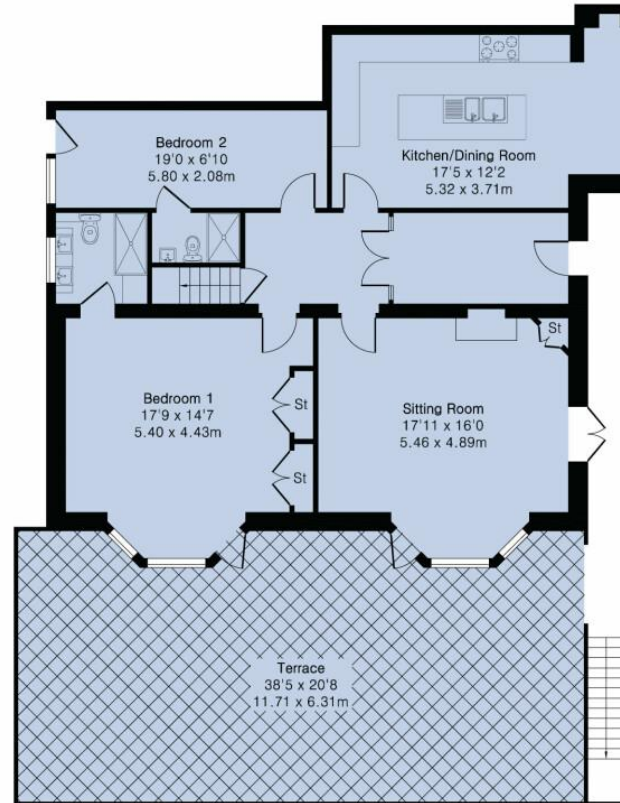
# Approximate Gross Internal Area 2326 sq ft - 217 sq m

Garden Level 1104 sq ft – 103 sq m

Entry Level 1222 sq ft – 114 sq m



Garden Level



Entry Level

Energy Efficiency Rating	
Best energy efficient - lower rating code	Current Potential
A (91-100)	
B (81-90)	
C (71-80)	
D (61-70)	
E (51-60)	
F (41-50)	
G (31-40)	
Worst energy efficient - higher rating code	
England & Wales	
EU Directive 2002/91/EC	
www.epc.org.uk	

Whilst every effort 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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.