



**JOHN COUCH**  
THE ESTATE AGENT

Brook Bank  
Cockington Lane Torquay Devon  
**£865,000 Freehold**



# Brook Bank

## Cockington Lane Torquay Devon TQ2 6QS

### £865,000 Freehold



**Brook Bank is a house of considerable presence and individuality, combining the generous accommodation and architectural qualities of its period with beautifully considered interiors and an exceptional garden setting**

Entrance hall ■ Drawing room ■ Dining room ■ Kitchen  
Sitting room ■ Study ■ Family room ■ Cloakroom  
4 bedrooms ■ 2 bathrooms ■ Basement with sauna/gym ■ Hobbies room  
Workshop ■ Garage ■ Landscaped gardens

#### FOR SALE FREEHOLD

Dating from the late 1920's, Brook Bank is a substantial detached house dating from the late 1920s, occupying a wonderfully private setting within beautifully landscaped and mature gardens. It is approached through impressive wrought-iron gates from Cockington Lane, the driveway leading through the gardens where established trees, shrubs and planting combine with winding paths, a substantial brook and a mixture of shaded and sunny areas to create an exceptional garden setting.

Extending to approximately 3,385 sq ft, the house retains the generous proportions and considered arrangement associated with its late 1920s origins. It has been beautifully presented with considerable style and decorative flair, with the interiors clearly benefiting from professional design input. Considerable thought, expertise and investment have gone into creating a home that is highly individual and exceptionally comfortable.

The property has also benefited from significant investment in its structure and external presentation. The roof has been completely re-roofed at considerable expense, while the front elevation has been re-rendered, ensuring that these important aspects of the property have already been comprehensively addressed.

From the covered entrance porchway, the front door opens to a welcoming entrance hall leading to a series of elegant and well-proportioned reception rooms. The dual-aspect drawing room provides a particularly impressive principal reception space, while the dining room leads through to the kitchen, centered around a large Aga which provides both cooking facilities and hot water.

From the dining room, the accommodation continues into a dual-aspect family room, a versatile space which opens onto the paved and sheltered rear garden providing an ideal setting for relaxed outdoor entertaining.

Also approached from the entrance hall, the sitting room has an attractive bay window and leads through to a study, with a cloakroom beyond. Together, these rooms provide a flexible arrangement of reception and working spaces.

The first floor provides four bedrooms, one currently arranged as a further study, together with two bathrooms. The principal bedroom is distinguished by an attractive bay window and a particularly generous en-suite bathroom, which incorporates a substantial triple shower. A further bathroom serves the remaining bedrooms. An appealing first-floor veranda overlooks the gardens, providing an elevated vantage point from which to appreciate the mature setting and the changing seasons.

The accommodation is completed by a useful basement, divided to provide a sauna and gym, together with a further room offering excellent storage and the potential for hobbies, recreation or other ancillary use.

**VIEWING BY APPOINTMENT ONLY**

The gardens are a defining feature. Mature trees, established shrubs and abundant planting create a succession of different spaces, with winding pathways leading through the grounds and revealing secluded areas, dappled shade and sunny terraces with a brook at the foot of the garden adds to the sense of privacy.

A workshop is accessed from the rear terrace, while a separate gated entrance from the rear of the property leads onto Hennapyn Road, providing access to the garage and an additional point of entry to the grounds. The arrangement of two road access is particularly useful, with the Cockington Lane entrance creating an impressive arrival and the Hennapyn Road access providing convenient practical access to the rear of the property.

### **LOCATION**

Brook Bank occupies a particularly attractive position on the Livermead side of Torquay, close to the open landscape of Cockington and the water meadows. The water meadow footpath is quite literally on the doorstep, providing a pleasant route through the meadows towards Cockington village and its surrounding country park and woodland walks, while in the opposite direction the seafront is also within a very easy walk, placing the beaches and coastline close to hand.

Torquay offers a well-rounded lifestyle, combining its coastal setting with a good range of sporting, leisure and cultural amenities. Golf, tennis and sailing are all readily available, while the marina, beaches and surrounding countryside provide plenty of opportunities to enjoy the outdoors. The town also has a good selection of restaurants and cafés, together with the Princess Theatre and a varied programme of events throughout the year.

Positioned around the sheltered waters of Tor Bay, Torquay is ideally placed for exploring the wider South Devon area, with the coastline and beaches of the South Hams and the open landscapes of Dartmoor all within easy reach. The National Trust's Greenway, the former home of Agatha Christie, and Coleton Fishacre are among the many attractions within the surrounding area. For those moving to the area, Torquay offers an established town with a lively cultural scene, while its position provides an excellent base from which to enjoy all that South Devon has to offer.

### **SERVICES**

Mains water, gas, electricity and drainage are connected, subject to the usual statutory regulations. Gas-fired central heating with radiators.

### **CONNECTIVITY**

For those who need to travel, the South Devon Highway provides a straightforward route from Torquay to the A380 and onwards to the M5 at Exeter, making journeys across the region and beyond readily accessible. Torquay railway station provides direct services to London Paddington, while Newton Abbot offers further connections to Bristol and the North of England. Exeter Airport provides a range of domestic and international flights, making Brook Bank a practical base for those who want to enjoy life on the South Devon coast while retaining convenient links further afield.

**CURRENT PROPERTY TAX BAND G** (Payable 2026/2027 £4094.98)

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

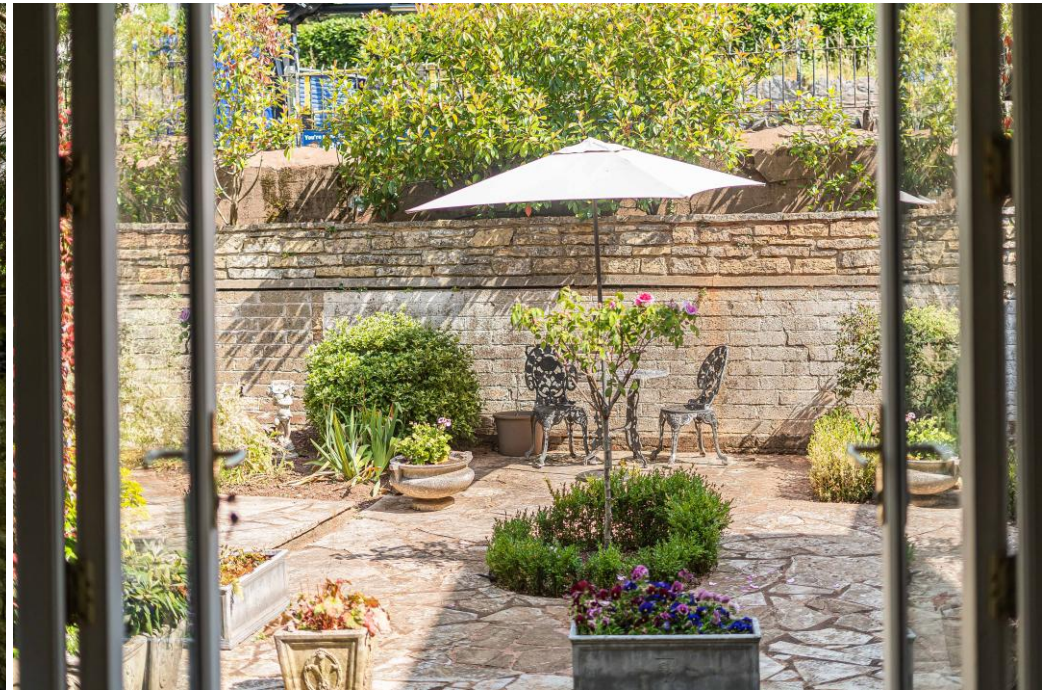












| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | 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 |           |
| www.epcru.com                               |   |                         |           |

# Approximate Gross Internal Area 3385 sq ft - 314 sq m (Excluding Garage)

Basement Area 544 sq ft – 50 sq m  
Ground Floor Area 1611 sq ft – 150 sq m  
First Floor Area 1230 sq ft – 114 sq m  
Garage Area 187 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.