



**JOHN COUCH**
THE ESTATE AGENT

Zion Cottage
Zion Road Torquay Devon
£450,000 Freehold



Zion Cottage

Zion Road Torquay Devon TQ2 5RZ

£450,000



This beautifully presented four bedroom Victorian cottage with bay views is a unique and carefully curated home with plantsman's garden, terraces and gated parking, set in a Conservation area

- Vestibule ■ Entrance Hall ■ Kitchen ■ Utility Room
- Sitting Room ■ Conservatory/Dining room
- 4 Bedrooms ■ 2 Bathrooms ■ 2 Cloakrooms ■ Sun Terrace
- Workshop ■ 2 Summer Houses ■ Gardens ■ Gated Parking

FOR SALE FREEHOLD

Thought to have been built as a manse for the minister of the neighbouring Zion Chapel (recently converted to apartments), this charming Victorian era cottage has been updated and stylishly re-imagined providing versatile living space which includes a ground floor bedroom suite and workshop, abundantly planted gardens, terraces and south-westerly views into Tor Bay and its surrounding coastline.

LOCATION

Tucked away in a private location within the Tormohun Conservation area and with views that look out over the Grade II* medieval tower of St Andrew's church into Tor Bay, this area is within a mile of the harbourside, sea front promenade and beaches. Nearby are transport links, Torbay Hospital, Edginswell Business Park and out of town shopping areas, with local facilities available nearby in Lucius Street.

INTERIOR

A half-hexagon vestibule with decorative glass panels and exposed apex beams makes a welcoming entrance to this charming home and immediately sets the scene for the stylish interior beyond. From here a double-glazed door opens to the hallway where the sitting room can be found to the right hand side.

This most comfortable room draws you in to seek the views through the canted bay windows which flood the room with light and overlook the gardens and terrace. There is ample room for relaxed seating to be placed in front of the windows and around the fireplace (not currently in use).

From the sitting room a door opens to the conservatory where glazing to three sides has been designed to frame the lovely views across the terrace and gardens.

The room has been planned to provide flexible space for relaxation/dining and entertaining being conveniently open-plan to the contemporary style fitted kitchen and also has glazed doors leading directly to the gardens.

The kitchen has been fitted with an excellent range of white high-gloss wall and base units capped with subtly contrasting granite countertops and with space for a range style cooker and a side by side fridge and freezer. From the kitchen a door leads back to the hallway where there is a cloakroom/WC and a utility room with Belfast sink and space and plumbing for a washing machine and the wall-mounted gas fired central heating boiler. From here a stable style door opens into the workshop which has a window and skylight and could be used as a gym or home office with a door leading directly to the outside front terrace.

VIEWING BY APPOINTMENT ONLY

Returning to the hallway is a large ground floor bedroom with bay window overlooking the gardens and a newly fitted en-suite bathroom.

From the hallway the stairs rise to the first floor where the principal bedroom enjoys the wonderful bay views and has an en-suite cloakroom with Velux style window and a superb, dressing area with views across Tor Bay to Berry Head. Bedroom two also enjoys southerly views whilst the third bedroom (currently used as an artist studio) has access to a private roof terrace which enjoys lovely bay views. Completing the accommodation is a family bathroom accessed from the landing.

OUTSIDE

A pair of high wooden gates provide a deal of privacy and open to a brick paved area which provides parking and leads to the front of the house whilst separate gates open to a car port.

From the conservatory glazed doors open to a south-facing terrace which is a serene space to enjoy the beautifully landscaped gardens whilst relaxing or dining al-fresco. The gardens are a year round delight being thoughtfully planned and expertly planted with an abundance of plants bordering the sun terraces. Steps descend from the main terrace to a pitched roof summer house which has part glazed door, power and light. The path continues onto a productive garden with plant cages and a greenhouse.

AREA

Located within a large sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

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

CURRENT PROPERTY TAX BAND D (Payable 2023/24 £2132.74)

MOBILE PHONE COVERAGE EE, Three, O2, Vodafone (Ofcom Data)

BROADBAND Standard, Superfast and Ultrafast via Openreach (Ofcom Data)



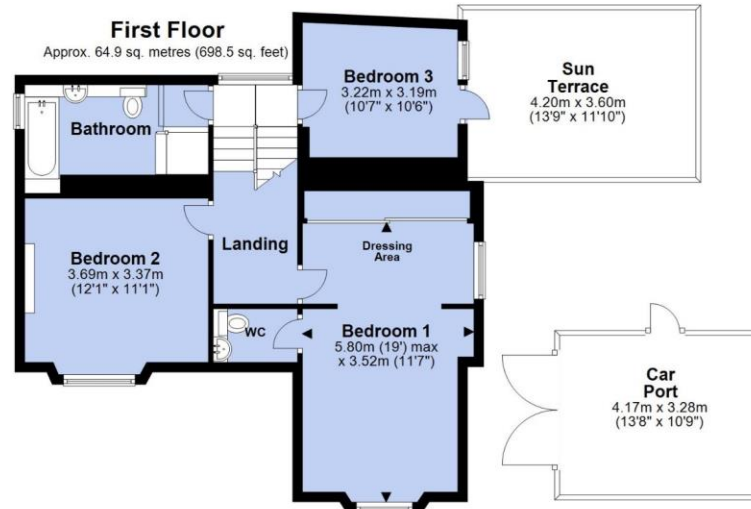
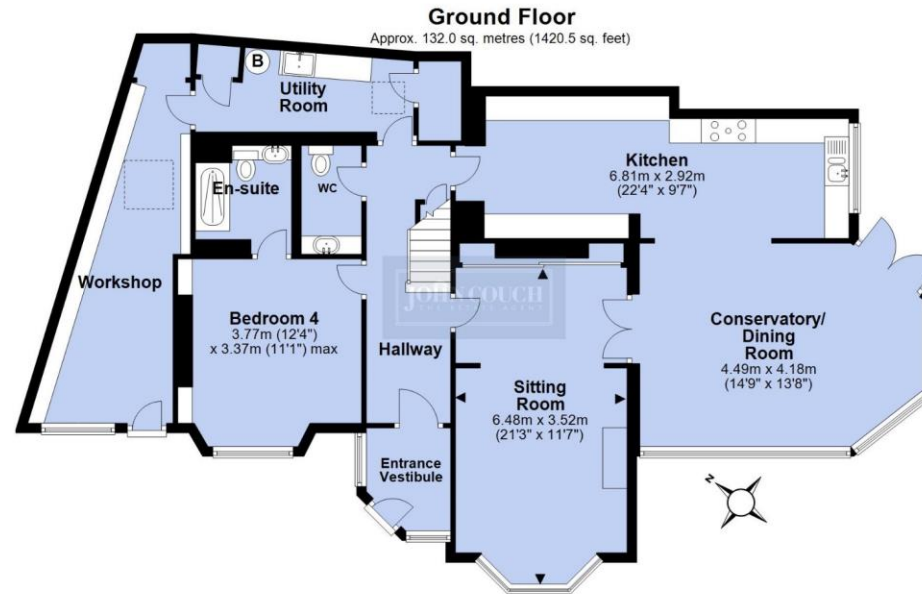












Total area: approx. 196.9 sq. metres (2118.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-149	A		B
85-104	B		C
65-84	C		D
45-64	D		E
25-44	E		F
5-24	F		G
0-4	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.