



Mount Nessing St Lukes Road North
Torquay Devon

£1,150,000 Freehold



Mount Nessing St Lukes Road North Torquay Devon TQ2 5PD

£1,150,000



A fully restored four bedroom Victorian villa and three bedroom annex, with far reaching views where period details are enhanced by contemporary styling

Reception hall ■ Sitting room ■ Dining room ■ Kitchen ■ Garden room
4 bedrooms ■ 4 en-suites ■ Bathroom ■ Snooker room ■ Storage rooms
Annexe with open plan living area, 3 bedrooms, 3 en-suites, cloakroom
External terraces ■ Off road parking

FOR SALE FREEHOLD

Majestically set on the crown of Waldon Hill, Mount Nessing is a fine Victorian Villa that enjoys extensive views around the area and out across Tor Bay towards Berry Head. The handsome façade gives way to a bespoke interior where sensitive upgrades have created an eco-friendly home (EPC B) and where original features seamlessly blend with contemporary finishes to provide a comfortable stylish home and a separate annexe delivers an excellent income stream.

POSITION

Located within the Belgravia Conservation Area, St Luke's Road encircles the hillside and is a pleasant tree lined road set above the marina where pathways wind down the hill towards the harbour and the beach at Abbey Sands. The facilities of Torquay town, harbour and local buses all within easy reach.

INTERIOR

The original double front doors open to a light-filled vestibule with a further door to the reception hall where it is apparent that the owners have carefully retained the buildings original proportions. The imaginative use of contemporary high gloss floor tiles provides both a practical and stylish touch that compliments the Victorian heritage.

Radiating off the entrance hall are the living areas, cloakroom & WC and concealed access to the annex and lower level. The formal sitting room retains the ambiance of its historic past and features a wonderful square bay opening to the side terrace. The large kitchen has been well fitted with bespoke period style units and in addition to the integrated appliances is a blue Rangemaster stove which adds a delightful pop of seaside colour.

The kitchen opens through an archway to a dining room that is ideal for a long refectory style table. The addition of a garden room makes this a perfect space for both casual dining and entertaining with the French doors enabling a seamless transition between the interior and exterior spaces. These rooms are all flooded with natural light and enjoy views over the town and surrounding hillsides towards distant Dartmoor.

The lower ground floor is accessed via a concealed staircase where the original cellars now provide extensive storage space. A door opens to the snooker and games room complete with fireplace and parquet flooring. This flexible space also has a door opening to one of the garden terraces making it independently accessible from the outside of the house.

VIEWING BY APPOINTMENT ONLY

Returning to the entrance hall the elegant staircase rises to the first floor whilst a discreetly positioned lift offers an alternative means of accessing the upper levels.

Two bedrooms have wonderful square bay windows offering far-reaching views and both have smart contemporary shower rooms, bedroom three is more intimate in scale and enjoys views over the hillside and has ensuite facilities. A further room has an excellent ensuite bathroom and views to the front aspect.

Stairs or lift rise to the second floor where a superb principal suite occupies the entire top floor. This space has been designed as a wonderful retreat with relaxation in mind providing space for comfortable sofas and a large bed. There is a stylish monochrome bathroom complete with basins, double-width shower and statement bath, a fully-fitted walk-in wardrobe completes the accommodation in the main house.

MOUNT NESSING ANNEXE

The owners have imaginatively and skillfully converted the original servants wing into an award winning holiday let providing excellent income. Accessed from its own front door, the ground floor has an open-plan living space. The kitchen area is well-fitted with shaker style units and integrated appliances with ample space for a dining table. The sitting area enjoys far reaching views across the hillsides and there is a door opening to the outside.

To the first floor is a cloakroom/WC and two double bedrooms both with ensuite shower rooms. To the top floor is a third bedroom with panoramic hillside views and a stylish ensuite bathroom.

OUTSIDE

The current owners have created several intimate terraced spaces for entertaining or alfresco dining, with a hot tub providing a wonderful therapeutic retreat. Views are far reaching from distant Dartmoor to Warberry Hill and around the surrounding area into Tor Bay. A private gated driveway provides excellent parking..

- High ceilings
- Cornicing and picture rails
- Decorative fireplaces
- Panoramic views
- Good parking
- New argon-filled double-glazed windows
- Stunning principal bedroom suite
- Garden terraces
- Underfloor heating to the ground floor
- Ventaxia Air Circulation (heat recovery) System
- Internal passenger lift
- Extensive storage
- Suitable for ground source heat pump and solar panels (subject to planning rules)
- Flexible accommodation
- Three bedroom self-contained award winning holiday let

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world-class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

COMMUNICATIONS

The excellent communication links include a direct rail service to London Paddington with excellent inter-city connections at Newton Abbot. The South Devon Highway makes access into the bay easy and there are good road links to the vibrant cities of Plymouth and Exeter. An international airport at Exeter is the 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 G
(Payable 2023/2024 £3554.57).





















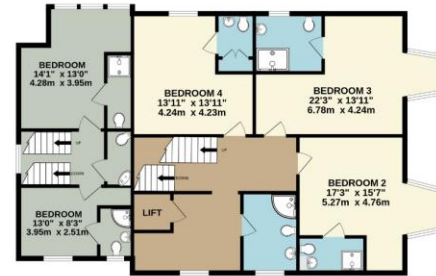
GROUND FLOOR
1774 sq.ft. (164.9 sq.m.) approx.



BASEMENT
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



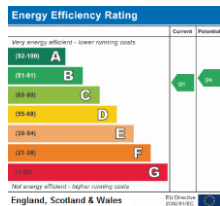
2ND FLOOR
1330 sq.ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA : 5385 sq.ft. (500.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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