



**JOHN COUCH**  
THE ESTATE AGENT

Seascape  
30 Manscombe Road Torquay Devon  
£845,000 Freehold





# Seascape 30 Manscombe Road Torquay Devon TQ2 6SX

## £845,000 Freehold



A unique 1950's era home with a glamorous seaside vibe set in a sought-after location with stunning 180-degree views into Tor Bay, wrap around gardens, garaging and gated parking

- Detached House with stunning sea views
- Sitting room/dining room ■ Kitchen/breakfast room ■ Utility room
- 3 bedrooms ■ Balcony ■ Shower room ■ Family bathroom
- Established gardens with large terraces ■ Two garages and gated driveway parking

### FOR SALE FREEHOLD

Seascape was built in the 1950s and positioned to take advantage of the extensive views commanded from its elevated position. This stylish property has been very well-maintained and upgraded in the intervening years and now provides a sophisticated marine home projecting the glamour and style of its period, whilst reflecting its seaside location.

### POSITION

Manscombe Road is on the edge of the conservation area of Chelston which is considered one of the best-preserved areas of Torquay. The village style communities of Walnut Road and Old Mill Road provide an excellent range of amenities, shops, cafes, a parish church and local bus service. The location is convenient for Torquay seafront, the railway station and local schools (subject to catchment rulings).

A short distance away is the delightful village of Cockington with its quaint thatched cottages, pub, tea garden and a 450-acre country park which can be explored through a network of paths and cycleways.

### INTERIOR

Approached over a brick-paved gated driveway the front door is set under a splendid colonnade entrance and opens to a bright spacious hallway where the tiled flooring of the lobby abuts the original parquet floor of the hallway.

The sitting and dining room are separated by archways that cleverly allow for concealment of one space from the other but importantly create a wonderful flow of space and light.

The elegant sitting room has a contemporary gas-effect fire creating a focal point during the cooler months and good space for comfortable lounge furniture to be positioned to take advantage of the views over the gardens and into the bay.

Flowing from the sitting room is the dining room where the large windows create a real synergy between the inside and outside and allow for full enjoyment of the garden and sea views. The understated elegance of this room makes it ideal for entertaining and there is easy access to the garden through a double-glazed door.

The adjacent kitchen/breakfast room is fully fitted with shaker style cream wall and base units concealing integrated appliances and complimented by contrasting countertops. There is space for a range style cooker and a natural area for casual dining. A stable door opens to the peaceful courtyard garden and a large window allows an abundance of light to naturally illuminate the space.

From the kitchen there is access to the large utility room which has space and plumbing for laundry appliances, excellent storage space and a convenient door opening directly to the integral garage.

VIEWING BY APPOINTMENT ONLY



Returning to the hallway there is a well-fitted contemporary shower room with WC. The staircase with original barley twist balustrade gently rises from the hallway to the first floor where there are three bedrooms and a bathroom.

The principal bedroom sits to the south side of the house and has been carefully designed to take advantage of the spectacular views on offer with the clever use of windows and a glass door that leads to the s.

The 180-degree views here are truly inspiring and take in the harbour area, the open sea and around to Berry Head at Brixham following the curve of the bay to Goodrington Sands and Paignton. This room has built-in cupboards and wardrobes and a natural space for the bed from where the views can be fully enjoyed.

The second bedroom is currently used as an office space and once again enjoys inspirational and uplifting views into the bay. Bedroom three exudes the essence of seaside living with a large window allowing the room to be flooded with daylight and where patio doors open to the balcony. This charming room has a rather unique ambiance where the blue and white tiles create a Mediterranean vibe in perfect harmony with the wonderful sea views.

The large family bathroom features a roll-top freestanding bath and a large walk-in shower and completes the accommodation at this level.

### **OUTSIDE**

The gated driveway is bounded by low walls and evergreen hedging and leads to the integrated garage which has an automated door and direct access to the house.

The point of entry to the gardens is a pathway that leads from the south side of the house through the wrought iron gate with matching arbour overflowing with fragrant roses. The path is edged by evergreen hedging to one side and well-established borders and a rock garden with water feature to the other. The path flows around the side of the house where a few steps lead to a wrought iron gate where the second garage, with automated door can be found.

The pathway continues around the house before opening to a large, terraced area where the design features, water fountain, palm trees and plantings are reminiscent of the peaceful Moorish style courtyard gardens often found in southern Spain. This lovely private garden is perfect for relaxation and with a convenient doorway leading directly back into the kitchen would also make an ideal place for al-fresco dining and entertaining.

### **AREA**

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved, and the famous pier and classic architecture now blends seamlessly with new contemporary architecture.

A large marina is located next to the working harbour and the sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful places for relaxing and have waterside cafes and others offer water sports, fishing and boat trips.

The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

There are many stylish bars, and an extensive choice of fine restaurants some of which specialise in locally caught seafood and provide opportunities for al-fresco dining and to enjoy live music. Tor Bay has four theatres and three cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the International Agatha Christie Festival and an annual Seafood Festival.

**COMMUNICATIONS** The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an 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 F** (Payable 2025/2026) £3379.77

**MOBILE PHONE COVERAGE** O2 EE & Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) and Ultrafast (FFTP) (Estimated Ofcom Data)

















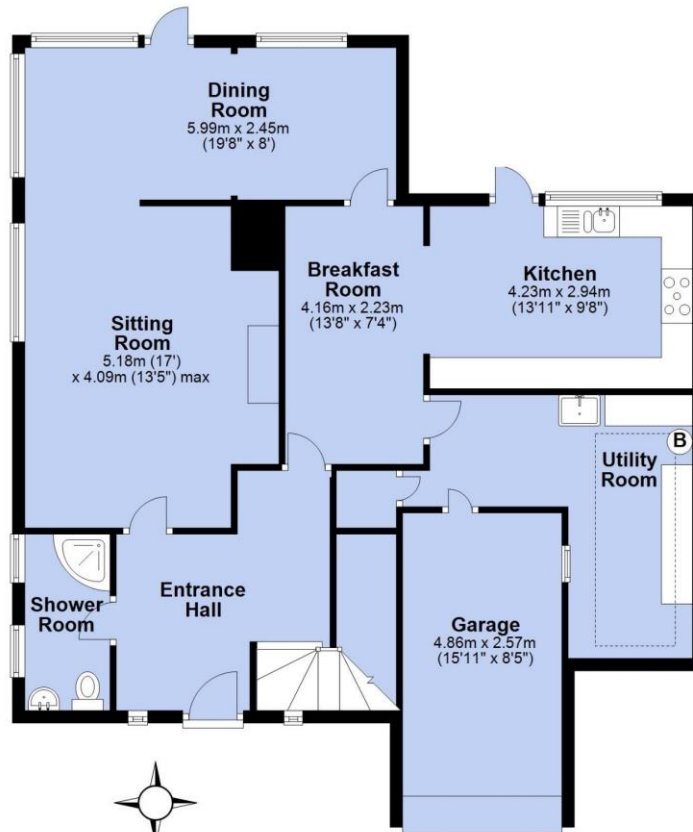






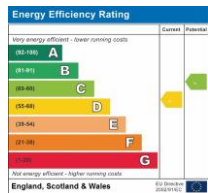
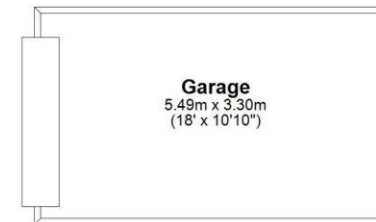


**Ground Floor**  
Approx. 104.9 sq. metres (1129.6 sq. feet)



Total area: approx. 164.3 sq. metres (1768.7 sq. feet)

**First Floor**  
Approx. 59.4 sq. metres (639.1 sq. feet)



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





43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk



[www.johncouch.co.uk](http://www.johncouch.co.uk)

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.