



**JOHN COUCH**  
THE ESTATE AGENT

Languard Place  
Middle Warberry Road Torquay Devon

**£795,000 Freehold**







# Languard Place

## Middle Warberry Road Torquay Devon TQ1 1RS

£795,000



A truly unique home providing flexible accommodation on a semi-circular footprint with far-reaching south westerly views into Tor Bay, exceptional landscaped level gardens, garage and parking

- Sitting/dining room ■ Kitchen/breakfast room
- Utility room ■ Second reception room ■ Study
- 3 bedrooms ■ Bedroom 4/cinema room ■ 4 bathrooms ■ Sea views
- Landscaped, level gardens ■ Garden room ■ Intergal garage and parking

### FOR SALE FREEHOLD

Languard Place is set within the level grounds of the neighbouring Victorian villa and is thought to have been built initially to provide a home for their resident gardener. This distinctive, one-off home now has over 2400 sq. ft. of interior living space, oriented to capture the stunning views over the gardens towards Tor Bay.

### LOCATION

Languard Place is set within the Warberries Conservation Area where splendid period architecture and listed villas sit comfortably alongside more contemporary homes. This residential area is sought after for its quiet ambiance yet the location is still within easy reach of Torquay harbourside and the facilities of the town. There is a local bus in the vicinity and the village style community of Wellswood with its shops, pub, church and restaurants is close by. Local beaches at Anstey's Cove and Meadfoot have parking and cafes with waterside terraces.

### DETAILS

Grand gate piers mark the entrance to Languard Villa where there is a small area of shared driveway before the private entrance to Languard Place which provides parking, turning and access to the garage.

Double front doors open to a vestibule where there is a deep cloaks cupboard and a door giving direct access to the garage. Continuing into the hallway a curved wall embraces the spiral staircase the combination creating a splendid visual design statement.

The large sitting/dining room with its curved walls is flooded with natural light with patio doors providing direct access to the terrace and framing the views over the garden. The space is naturally zoned with the dining area providing space for a large dining table and chairs to be located adjacent to the kitchen.

The sitting area offers ample space for extensive comfortable seating in which to relax with a wood burning stove providing a cosy focal point during the winter months.

The kitchen has patio doors opening to the south facing terrace where the large expanse of glass not only frame the delightful view over the garden but also make this space naturally bright. The room is fitted with contemporary white wall and base units incorporate the oven and hob with space for a side-by-side fridge/freezer. Black granite countertops give a nice visual contrast and extend to provide a breakfast bar. Access through the patio doors onto the garden terrace makes al-fresco dining easy and there is also a door opening to the front driveway.

Returning to the hallway is bedroom four which is currently used as a cinema room with a spacious shower-room next door.

VIEWING BY APPOINTMENT ONLY

Completing the accommodation at the ground floor is a further reception room, a fitted utility room with plumbing for laundry appliances and a study with a curved wall and doors opening to the garden terrace.

From the hallway the bespoke spiral staircase gently winds up to the first floor where there are patio doors which flood the stairwell with natural daylight and give access to the roof terrace with its wonderful south-west aspect over the whole garden and into Tor Bay. The spacious principal bedroom has capacity for comfortable seating as well as a large bed and associated furniture. A glass door opens to the roof terrace whilst three full length windows make this room exceptionally bright and frame fabulous views into Tor Bay and across the gardens and surrounding area. The en-suite bathroom has a sink fitted into contemporary white vanity units, a panelled bath with shower attachment and WC.

Bedroom two is located across the landing and has a two curved walls with a door opening to the roof terrace enjoying lovely garden and bay views. The en-suite bathroom is fully fitted with a corner bath with shower attachment, basin and WC. Bedroom three is accessed from an inner hallway which has built-in storage cupboards. This double room has windows to the side aspect and there is an adjacent shower room with contemporary double-width shower cubicle, basin and WC.

## **OUTSIDE**

Accessed from either the kitchen, living room or study is a large semi-circular terrace which is positioned to capture all available sunshine and is the perfect place to relax and peruse the fabulous gardens. Within the curved walls of the house is a sheltered nook designed to take a circular garden table making this the perfect spot for outside dining.

The whole garden is a visual delight and beckons you to explore and enjoy the many mature and unusual shrubs and trees that have been expertly selected to provide year round interest and colour. These include an avocado tree, twisted hazel and a large tree fern. From the terrace a pathway that encircles the garden draws you into a voyage of discovery with many plant species and hidden nooks to explore, there is even a Japanese style bridge spanning a large pond.

To one side of the garden is a large metal framed greenhouse with toughened glass, automated roof windows and opening louvred windows. There is also a 500 gallon water tank for easy irrigation and a concealed log store provides space to store fuel to feed the wood burner. Dotted through the gardens are fruit cages, an asparagus bed and a concealed compost area.

A garden store room has been created in what is thought to have originally been an open-sided covered garden pavilion built for enjoyment of the gardens in inclement weather. This room although not currently water tight now provides excellent storage for garden paraphernalia.

At first floor level is the curved roof terrace with wrought-iron balustrading, this is the ultimate spot to enjoy the views across the garden and around the bay towards Paignton and Brixham.

The driveway opens to provide parking and turning and the garage has space for a large car and additional storage.

## **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.

## **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay 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 G** (Payable 2024/2025 £3721.41)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

































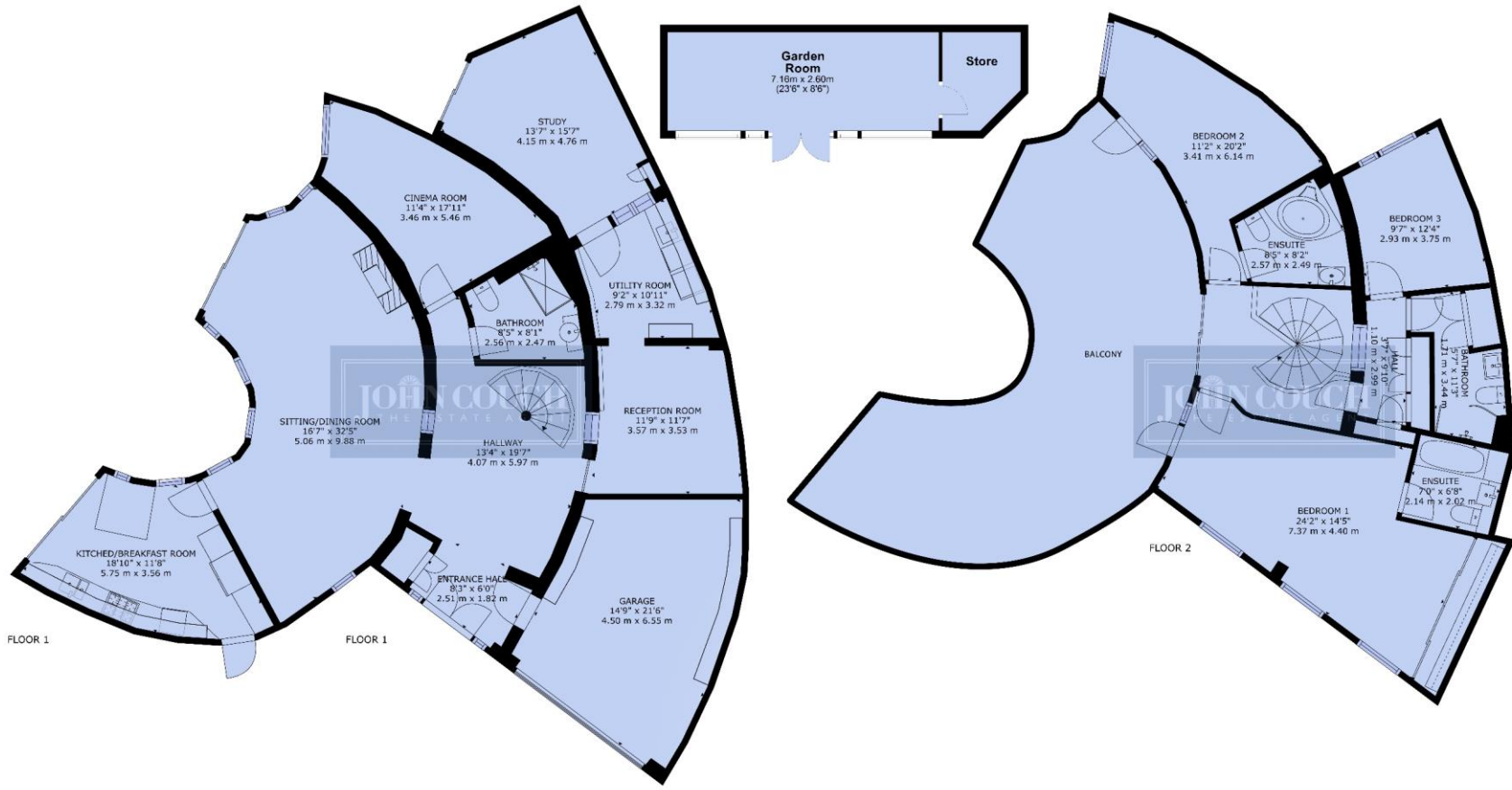






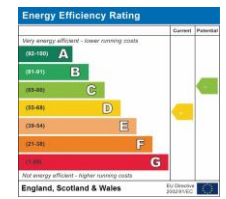






**TOTAL: 2434 sq. ft, 226 m2**  
**FLOOR 1: 1486 sq. ft, 138 m2, FLOOR 2: 948 sq. ft, 88 m2**  
**EXCLUDED AREAS: GARAGE: 262 sq. ft, 24 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 effect your decision to buy, please contact us before viewing the property.