



**JOHN COUCH**
THE ESTATE AGENT

Croft Lodge Lower Warberry Road
Torquay Devon
£650,000 Freehold



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A unique attached period home, tucked away within a beautiful walled sun trap garden with flexible living space, detached guest annexe and driveway parking close to amenities and the marina

- Period home in a walled garden ■ Sitting room with log-burner
- Kitchen/dining room opening to garden ■ Utility/laundry room ■ 2 Cloakroom/WCs
- Four double bedrooms ■ One en-suite plus three additional bathrooms
- Sheltered garden with seating areas ■ Detached annexe ■ Gated parking

FOR SALE FREEHOLD

Croft Lodge has been creatively crafted from the servant's wing of a fine Victorian villa and offers spacious and flexible accommodation that unfolds over three floors with a wonderful kitchen/dining room opening directly to the beautiful garden which provides a sheltered place to enjoy the profusion of flora and fauna that thrive here. There is gated off-road parking and a separate annexe that is currently run as a successful holiday let.

LOCATION

The property is privately set in the Warberries Conservation area which is sought after for its quiet ambiance and fine period buildings. This location is within easy reach of the harbourside and facilities of the town with local buses available nearby. The beaches at Meadfoot and Anstey's Cove with their waterside cafes are also within easy reach and there is an excellent range of amenities at the nearby village style community of Wellswood where there is a parish church, pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

INTERIOR

Croft Lodge can be entered from the road via a suspended walkway that leads to the front door or alternatively from the parking area through the gardens and directly into the kitchen/dining room.

This fabulous room has been zoned to provide a fully fitted kitchen area with space for casual dining and a dining area suitable for a refectory style dining table to be placed in front of the doors to the garden. The kitchen has contemporary white units set under contrasting black countertops and is fitted with some integrated appliances. To the rear of the kitchen a passageway leads to a shower room/WC with an archway opening to a large utility room. This room provides excellent storage at one end and to the other end is a smartly fitted laundry area with grey wall and base units capped with white countertops and with plumbing for laundry appliances.

The passageway is illuminated by a quirky porthole window and there is a stable style door leading to the lower rear courtyard where stone steps rise to join the entrance walkway and the pathway leads to the garden.

Stairs rise to the first floor where there is an alcove in front of the window that makes a lovely study area and it is here that the front door opens to the entrance walkway. The living room has two tall multipaned sash windows allowing in plenty of natural daylight and providing views of the lovely stone boundary wall and trees beyond with an additional tall window to the side aspect.

The fireplace with marble surround now houses a working log-burner which provides a cosy focal point during the winter months. Adjacent to this room is bedroom four which has a large sash window providing lovely views over the garden, also at this level is a cloakroom/WC. Returning to the hallway stairs rise to the top floor where there are three more bedrooms and bathrooms.

VIEWING BY APPOINTMENT ONLY

The principal bedroom has views across the gardens and there is an en-suite shower room. The remaining bedrooms are both doubles and have large sash windows providing an abundance of daylight. Completing the accommodation is a family bathroom that has a free-standing bath and separate shower cubicle, basin and WC, with a further cloakroom/WC located down a few steps from the landing.

GARDEN ANNEXE

Believed to have started life as a gardener's bothy this quirky outbuilding has been successfully converted into a delightful self-contained guest quarters complete with shower/WC, small kitchen, sitting area and steps leading to a mezzanine level for sleeping.

OUTSIDE

The gardens enjoy a south/west aspect and are a real feature of the property with pathways that flow around the abundant borders and level lawn area leading to a hidden paved terrace where an attractive loggia provides a covered area with built-in seating providing the ideal spot for quiet contemplation.

The path continues around the garden passing a shed which is discreetly tucked away with the path continuing to a further paved terrace, designed for outdoor entertaining and al-fresco dining.

From here a few steps rise to an intimate seating area built against the retaining wall and positioned to enjoy the views over the garden and to capture the last rays of the setting sun.

Gates from the road open to a parking area providing secure parking with pathways leading to the house.

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 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 D (Payable Torbay Council 2024/2025 £2232.85)

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

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













Energy Rating		
Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) A		83
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	46	
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

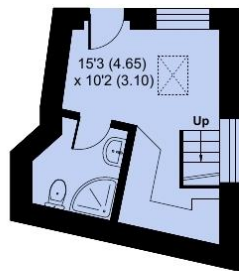


Approximate Area = 2187 sq ft / 203.1 sq m

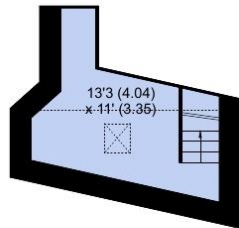
Limited Use Area(s) = 58 sq ft / 5.3 sq m

Total = 2245 sq ft / 208.4 sq m

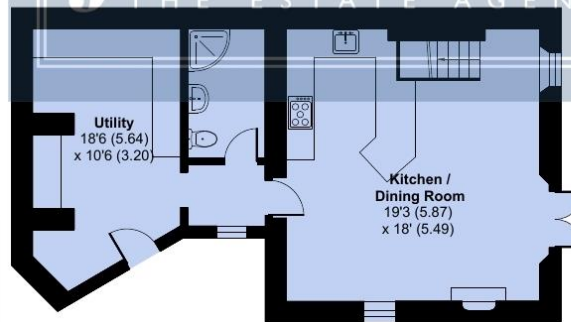
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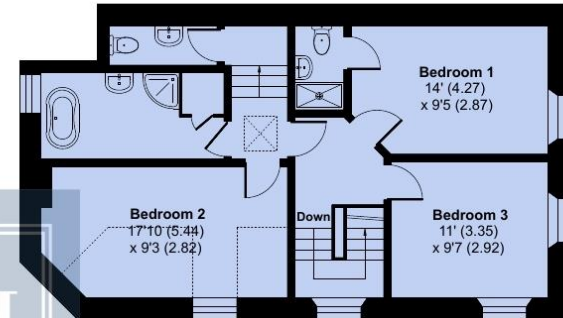
LOWER GROUND FLOOR



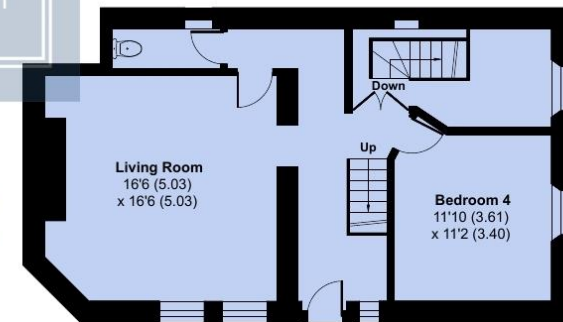
MEZZANINE FIRST FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1148156

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.



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

JOHN COUCH
THE ESTATE AGENT



Zoopla rightmove



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.