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THE ESTATE AGENT

Copse Cottage Cedars Road  
Torquay Devon  
**£750,000 Freehold**





# Copse Cottage Cedars Road Torquay Devon TQ1 ISB

## £750,000 Freehold



A unique home imaginatively converted from the couch house of the adjacent Victorian Villa, to provide a four bedroom residence with flexible living spaces, private courtyard style gardens, gated parking, pergola/carport and a large workshop/garage.

- Restored period home ■ Four bedrooms ■ 3 Bathrooms
- Living/dining room ■ Kitchen/dining room ■ Utility room
- Courtyard style gardens ■ Garage/workshop
- Pergola/car port ■ Secure gated parking

### FOR SALE FREEHOLD

Tucked away behind a traditional stone wall this four bedroom detached home has been tastefully upgraded creating the perfect balance between its Victorian origins and contemporary living. The stylish décor infuses a calm ambiance whilst the layout has been arranged to allow for easy access to the outside spaces which flow around the house providing separate areas for relaxation and outside entertaining.

Thoughtfully reimagined interiors have been enhanced with a gentle palette of colour whilst plantation style shutters allow for sunlight to be softly diffused on sunny days or fully closed during inclement weather. This beautifully presented home also has secure parking and is complimented by a detached workshop/garage.

### LOCATION

Copse Cottage is privately set in the Warberries Conservation area which is sought after for its quiet ambiance and fine period buildings. An extensive range of amenities can be found 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. 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.

### INTERIOR

Approached through a secure pedestrian gate which leads to a charming courtyard garden, the front door opens to a welcoming vestibule where there is access to the utility room with a further door opening into the living space.

This large welcoming room has a feature corniced ceiling and the dual aspect ensures a good deal of natural daylight. The space is currently arranged to provide comfortable seating to be set around the fireplace and a separate space for a large dining table and chairs. To one corner is a deep storage cupboard and there are double doors opening to the garden terrace.

The kitchen/breakfast room is very spacious and has been fitted with a good range of wall and base units which incorporates integrated appliances and with contrasting granite countertops that wrap around to create a division with the dining/casual seating area. The room has an abundance of natural daylight with fabulous lantern-style rooflight, windows to three sides and double French doors opening to the garden terrace giving easy access to the south facing garden terrace.

VIEWING BY APPOINTMENT ONLY

The inner hallway leads to bedroom three which has built-in wardrobes and access to a contemporary shower room which also has jack and jill access from the hallway. There is space beneath the stairs to hang coats and a door that opens to the courtyard garden.

Stairs rise to the first floor where the partially vaulted ceilings add to the period charm. To the southern end is a lovely bright guest bedroom with windows to two sides and an en-suite shower room. At the opposite end of the house is the principal bedroom which has two built-in double wardrobes and windows on two sides framing verdant views over the surrounding area. A few steps lead descends to the en-suite shower room which has dual sinks set into a vanity unit and a double-width walk-in shower. Completing the accommodation at the first floor is a fourth bedroom which has views towards the Copse and there is a double built-in wardrobe with sliding doors.

## **OUTSIDE**

The gardens have been designed for maximum enjoyment of the outside space but with consideration to making the space easy to manage and with the stone walls and thoughtful plantings providing excellent privacy. The entrance courtyard has a discreet purpose built bin store, mature borders and an area of artificial lawn with a terrace providing a sheltered spot to enjoy the morning sunshine. A pathway to the front of the house, where the boundary wall provides a lovely backdrop for the mature flowering shrubs, continues to the double automated gates and the brick-paved driveway.

A large garage is now a fabulous workshop accessed through French doors with windows overlooking the garden. This space could easily revert to a garage, or subject to any necessary permissions has the potential to provide ancillary accommodation. A pergola extends to provide a car port which doubles as an excellent covered garden space that is invaluable during the quirks of a British summer.

Adjacent to the house and enclosed on two sides is a large sun terrace which is has a south/west aspect and is the perfect spot to relax and enjoy the sunshine with a raised flag-stone terrace providing a sheltered place to dine al-fresco.

## **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 F** (Payable Torbay Council 2024/2025 £3225.23)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)





















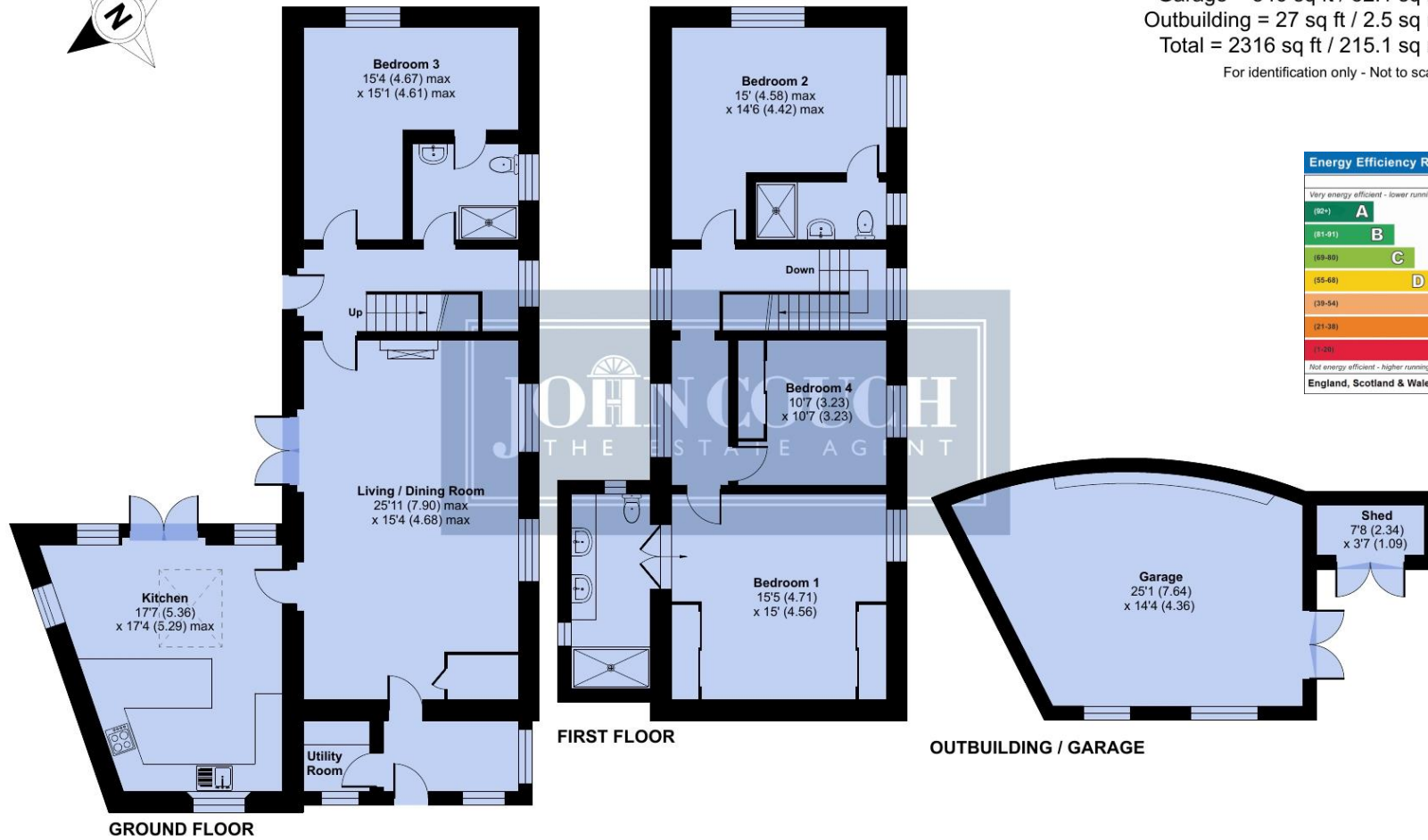








Approximate Area = 1943 sq ft / 180.5 sq m  
 Garage = 346 sq ft / 32.1 sq m  
 Outbuilding = 27 sq ft / 2.5 sq m  
 Total = 2316 sq ft / 215.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
 Produced for John Couch The Estate Agent. REF: 1158092

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.