



JOHN COUCH
THE ESTATE AGENT

Marine Lodge Cliff Road
Torquay Devon

£2,700,000 Freehold



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Torquay Devon TQ2 6RE

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Occupying a unique and enviable location with a panoramic uninterrupted seascape capturing Tor Bay, its surrounding coastline and the open sea and horizon of the English Channel, this beautifully presented and well-appointed home has level cliff top gardens and excellent versatile living spaces, ideal for maximum enjoyment of seaside living

FOR SALE FREEHOLD

Marine Lodge offers a spacious marine residence capturing the essence of seaside living with stunning views of Tor Bay, its glorious coastline and the open sea of the English Channel enjoyed from the principal rooms. It sits in level gardens that stretch to the cliff edge capturing the unrivalled views and providing a truly sensory seaside experience.

With three bedrooms and two bathrooms at ground floor level the house provides versatile spaces and has been a much-loved family home for over a quarter of a century. The south facing gardens are thoughtfully landscaped to provide a great deal of privacy enjoying all available sunshine throughout the day with superb terraces to unwind or to entertain family and friends.

LOCATION

Cliff Road is in a prime residential location favoured for the spectacular sea views and proximity to the level sea front esplanade that flows around the bay and leads towards Torquay Marina which provides over 1000 berths in a well-protected yacht haven that is the ideal base from which to explore the beautiful South Devon coastline. Within a short walk along the promenade are hotels, restaurants, the harbour, Princess Theatre and the sandy beach at Torre Abbey Sands. Torquay railway station is also within easy level reach together with the picturesque village of Cockington, famous for its thatched cottages, country park and woodland walks.

INTERIOR

Access to the house is through a grand porticoed entrance that is not only an impressive arrival point but provides shelter during inclement weather.

The front door opens to a spacious hallway where bespoke marble tiling creates a beautiful aesthetic without compromising practicality and the volume of the space is indicative of the proportions of the home which opens up over 2,700 square feet over two levels.

From the hallway double doors open to a living room of superb proportions where your eye is immediately drawn to the truly immersive sea views that are framed by the patio doors and there is a striking contemporary fireplace providing a cosy focal point on cooler evenings. The living room opens seamlessly to the dining room with an excellent flow between the spaces making it ideal when entertaining whilst still providing individual spaces for both dining and relaxation. The dining room has patio doors allowing for an abundance of natural light to filter in through the adjoining conservatory which is the perfect space to curl up with a book or just enjoy the views over the garden to the sea.

VIEWING BY APPOINTMENT ONLY

Adjacent to the dining room the beautifully fitted kitchen/breakfast room has space for casual dining and an attractive fireplace with inset gas fire is suggestive of the period origins of the house. This room has been well fitted with contemporary Gallo light grey and anthracite units incorporating integrated appliances with contrasting black granite countertops. A large kitchen island neatly divides the working area from the casual dining area whilst retaining an open flow to the space with French doors opening to the dining terrace provides superb sea views. To the rear is a door to the utility room which has space and plumbing for laundry appliances from here there is access to the boiler room and a door opening to the side terrace, a further door gives direct access to the garage.

Returning to the entrance hall there are three bedrooms to the ground floor. Bedroom two enjoys fabulous southerly views across the gardens directly to the sea and has a modern en-suite bathroom. The two remaining double bedrooms overlook the front aspect, one is currently used as a home office and also has a window to the side. Completing the ground floor accommodation is a contemporary shower room.

The first floor of Marine Lodge is designated as the principal bedroom suite where two separate dressing rooms and two full bathrooms have been provided for couples sharing the space thus creating a truly luxurious experience. The bedroom provides a dedicated space for a bed to be positioned to enjoy the stunning uninterrupted views of the sea with the gardens in the foreground. Patio doors open to a balcony providing the perfect place to start the day.

OUTSIDE

This beautiful gardens at Marine Lodge have been thoughtfully laid out to give separate places to retreat, to play, entertain and dine al fresco. Two fabulous, tiled terraces with smart stainless steel and glass balustrades adjoin the house with a few steps descending to the large level lawn which is perfect for a gentle game of croquet or something more energetic. A pathway leads around the garden where there are abundant mature shrubs and colourful perennial plantings that provide colour and interest throughout the year.

The pathway from the house leads to a seaside sun deck directly overlooking the water and to the south-east corner of the garden is a fabulous summerhouse with adjacent terrace which provides immediate and dramatic sea views. This is the ideal spot to enjoy sundowners and after dark the twinkling lights of the bay provide a new perspective and the beam of the lighthouse at Berry Head is clearly visible. Behind the summerhouse is a discreetly positioned garden shed providing excellent storage for garden and boat paraphernalia.

There is access to the gardens through various points within the house and there is also a wrought iron gate set inside a boundary wall to the driveway. From Cliff Road the house is approached across a short access drive that is shared with the neighbouring property. Automated gates open to the private driveway where there is parking for multiple cars and access to the double garage.

RESORT

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, stylish bars, restaurants and Marina, whilst the working harbour, 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 havens for relaxing 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. Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls, and cricket are all close by.

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 H** (Payable Torbay Council £4465.70) **MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Ultrafast (FTTP)























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Total area: approx. 253.6 sq. metres (2730.1 sq. feet)

Garage Excluded from floor area.

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.