



**JOHN COUCH**
THE ESTATE AGENT

Stuart Lodge Rousdown Road
Torquay Devon
£1,550,000 Freehold



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Torquay Devon TQ2 6PB

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A fine unlisted Victorian Villa, set within a conservation area close to the sea front esplanade, extended and re-imagined to provide magnificent living spaces designed for entertaining on a grand scale with two bedroom suites, four en-suite bedrooms, some sea views, excellent private gated parking and low maintenance gardens

FOR SALE FREEHOLD

Set within a conservation area close to the sea front esplanade this fine unlisted period villa has been extended and re-imagined providing magnificent living spaces, with two bedroom suites, four en-suite bedrooms, some sea views, excellent parking and low maintenance gardens and with the flexibility to provide two independent apartments.

LOCATION

Stuart Lodge is within the sought-after Chelston Conservation area which is considered one of the best preserved conservation areas in Torquay displaying a fine legacy of gracious period buildings and open spaces. Today this location is sought after for its proximity to the sea front promenade, hotels, sandy beaches, Torquay railway station, local bus route and schools (subject to catchment area rules). Close by are the excellent village style amenities centred around Walnut Road and Old Mill Road with their range of independent shops, cafes, pharmacy and GP practice.

Cockington country park with its famous thatched cottages, pub, tea garden and a 450 acre country

park, which can be explored through a network of paths and cycleways, is also within easy reach, along with the amazing medieval monastery of Torre Abbey which is set within 18 acres of grounds.

FOR SALE FREEHOLD

Stuart Lodge was initially built as a private residence during either the late Victorian or early Edwardian era, at a time when Torquay had become established as a fashionable seaside resort. Prior to its current transformation it was successfully operated as a small independent hotel but the recent imaginative renovations have transported the property into the 21st century meeting the expectations of today's discerning buyer. Subject to planning approvals and discussions, the property could possibly return to commercial usage, but this would be subject to consultation with architects and relevant planning regulations to explore this possibility.

It is a generous residence with a plan of some 8731 sq. ft. unfolding over three levels, with its elevated position allowing some views into Tor Bay. This upgraded residence offers extensive and flexible accommodation with a comfortable main house, additional rooms suitable as home offices, and with the option to retain the space as one home or to easily divide the space to provide a comfortable main home with two/three independent apartments suitable for staff, dependents or for letting purposes. There is extensive off-road parking and gardens designed for maximum enjoyment of outdoor living.

The quality of workmanship is apparent everywhere with great consideration given to use of superior materials and meticulous finishes with top-quality insulation ensuring high levels of comfort. The multiple reception spaces flow into each other with large windows capturing light and providing some sea views and delightful views over the gardens.

The impressive principal reception room was originally built to house an indoor pool but has

VIEWING BY APPOINTMENT ONLY

been totally transformed with the expertly restored barrel-vaulted wooden ceiling creating a spectacular and unique feature. The house plan allows for many of the living spaces to open directly to the outside spaces making al-fresco dining seamless and creating the perfect environment for entertaining family and friends. There are multiple rooms suitable for use as home offices and extensive storage spaces on all floors.

The magnificent professional kitchen has been fitted with an extensive range of bespoke cabinetry incorporating an array of premium integrated appliances. The large central island is capped with a specially commissioned granite countertop imported from Italy providing a show stopping feature.

In addition to the extensive living spaces to the ground floor is a bedroom suite which offers self-contained accommodation. To the first floor are three further suites with bathrooms and fully fitted dressing rooms with some rooms having sea views and the flexibility to provide two independent apartments. To the upper level are two further large bedrooms with newly fitted en-suite facilities.

OUTSIDE

The gardens are set out in two main areas both designed for maximum enjoyment throughout the year with mediterranean plantings suited to the coastal location and top quality artificial lawns providing a low-maintenance evergreen solution. A dining terrace lies adjacent to the kitchen/ breakfast room with space for a large table and furniture for relaxation, whilst to the rear a

pathway and steps rise to a level area of artificial lawn and an outside store which can be used as a bar/servery when entertaining. The south/west aspect of the rear garden is ideal for catching any late afternoon sun with an ancient olive tree testament to the sunny and clement environment.

From the rear garden a gate opens to the parking area which provides parking for multiple vehicles with access granted via the driveway of the neighbouring property and private gated access directly from Rousdown Road.

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 the international marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within Tor Bay are four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual seafood festival.

Opportunities exist for 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.

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 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 E (Payable Torbay Council 2024/2025 £2729.04)

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



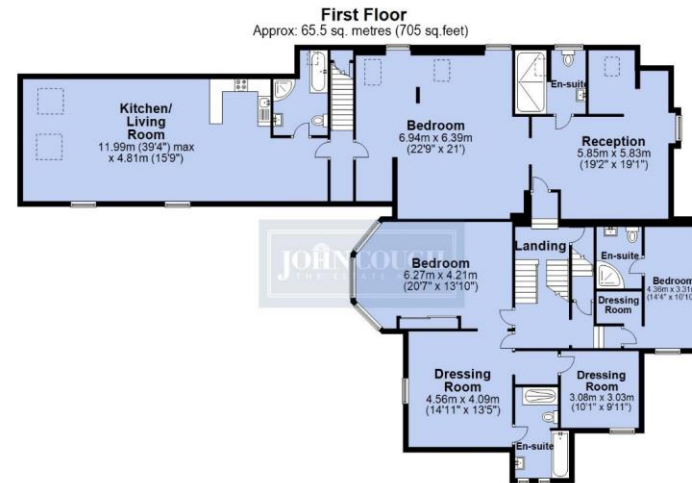
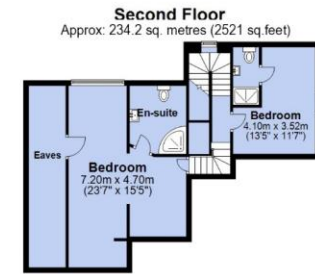
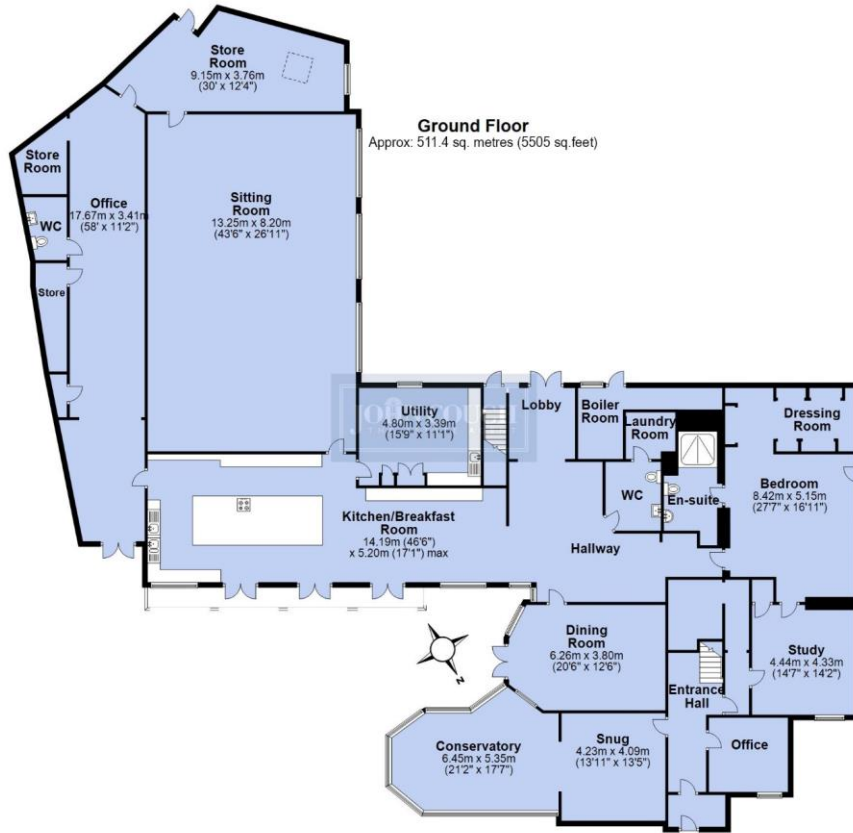




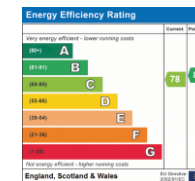








Total area: Approx: 811.1 sq. metres (8731 sq. feet)



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. 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.