



**JOHN COUCH**  
THE ESTATE AGENT

20 Barnfield Road  
Torquay Devon  
**£577,500 Freehold**





20 Barnfield Road Livermead  
Torquay Devon TQ2 6TN

£577,500 Freehold



With stunning bay views, the property offers an attractive period home with stunning bay views and immaculately presented accommodation, set in easy to maintain gardens with summerhouse, garage and driveway parking

- Period home with far-reaching sea views
- Two reception rooms ■ Kitchen ■ Utility ■ Cloakroom/WC
- Three bedrooms ■ En-suite shower room ■ Family bathroom ■ Attic
- Driveway ■ Single garage ■ Summerhouse ■ Gardens to front and rear

#### FOR SALE FREEHOLD

In an elevated position that provides superb views into Tor Bay, this charming semi-detached house has been updated from its 1920's origins to provide a high quality home with excellent accommodation that seamlessly blends period ambiance with modern day amenities.

There are gardens to the front and rear and both the house and garden enjoy a good deal of sunshine and privacy along with some extensive sea views. An attic offers excellent storage and there is a wooden summerhouse, a garage and driveway parking for multiple cars.

#### LOCATION

Barnfield Road is in a prime residential location favoured for its quiet ambiance, sea views and proximity to the level sea front esplanade that flows around the bay.

This location is well positioned for easy access to seafront hotels, a selection of restaurants, the harbour and Marina, Princess Theatre and the sandy beach at Torre Abbey Sands.

It is also within easy reach of the woodland and valley walks of Cockington where the 450 acre country park and picturesque village with its thatched cottages, tea rooms and listed pub are waiting to be explored.

Torquay railway station is close by with extensive local amenities at the nearby village style communities of Walnut Road and Old Mill Road.

There are several good primary schools in the vicinity and Torquay is also home to a boys and girls Grammar School (subject to any catchment or entry rules).

#### INTERIOR

This attractive property is believed to have been built during the late 1920's when this part of Torquay was first developed with the distinctive architectural style offering elegant room proportions that provide a truly comfortable home.

Steps rise from the driveway to the front door which opens to an impressive entrance hall where a comfortable sofa can be positioned and from where the fabulous sea views can be fully enjoyed. Double doors give access to the dining room which when fully open to the entrance hall create a superb space, ideal for entertaining family and friends.

The dining room has excellent proportions with a period style fireplace and lovely views over the rear garden with access to a large under-stairs cupboard and a further door opening to the kitchen/breakfast room.

VIEWING BY APPOINTMENT ONLY



This well fitted kitchen has shaker style wall and base units that provide excellent storage and incorporate some integrated appliances. The worktop wraps around to create a breakfast bar and a window gives views over the rear garden. The kitchen extends, providing further storage, with a door opening to the garden terrace at the rear and a further door that opens to a useful utility room with plumbing and space for laundry appliances and a cloakroom/WC.

The charming sitting room overlooks the front aspect where large windows frame the fabulous views looking to the harbour and around the bay. This comfortable room also has a living flame gas fire set into a period style fireplace creating a cosy focal point for cooler days.

Returning to the hallway, stairs rise to the first floor where there are three bedrooms and two bathrooms. The principal bedroom has large windows that allow an abundance of natural light and frame views across the surrounding area, into the harbour and around the bay. This spacious room also has an excellent range of fitted wardrobes and space for additional furniture. A door give access to a cupboard and a ladder style staircase leads to an attic room with a Velux style window and a further storage room (restricted height at eaves).

Bedroom two also enjoys the same stunning views as the principal bedroom and has a contemporary en-suite shower room with window. Bedroom three has views over the rear garden and completing the accommodation is a well-fitted family bathroom with windows to the rear.

## **OUTSIDE**

From Barnfield Road the driveway rises to the single garage which has an up and over door. The front garden is bounded by mature hedges, there is a fine specimen palm tree and an area of lawn with terraces designed for ease of maintenance.

A pathway leads around to the rear where a large sun terrace is positioned to capture the best of the available sunshine and with direct access to the kitchen it is ideal for outdoor dining. From the terrace a few steps rise to the lawn where an attractive summerhouse is positioned to the rear boundary. The rear garden is very private and there is a mixture of fencing and green hedging to the boundary.

## **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.

Tor Bay has 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.

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 nearby inter-city railway stations at Torquay, Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth, with 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 E** (Payable Torbay Council 2024/2025 £2729.04)

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

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



















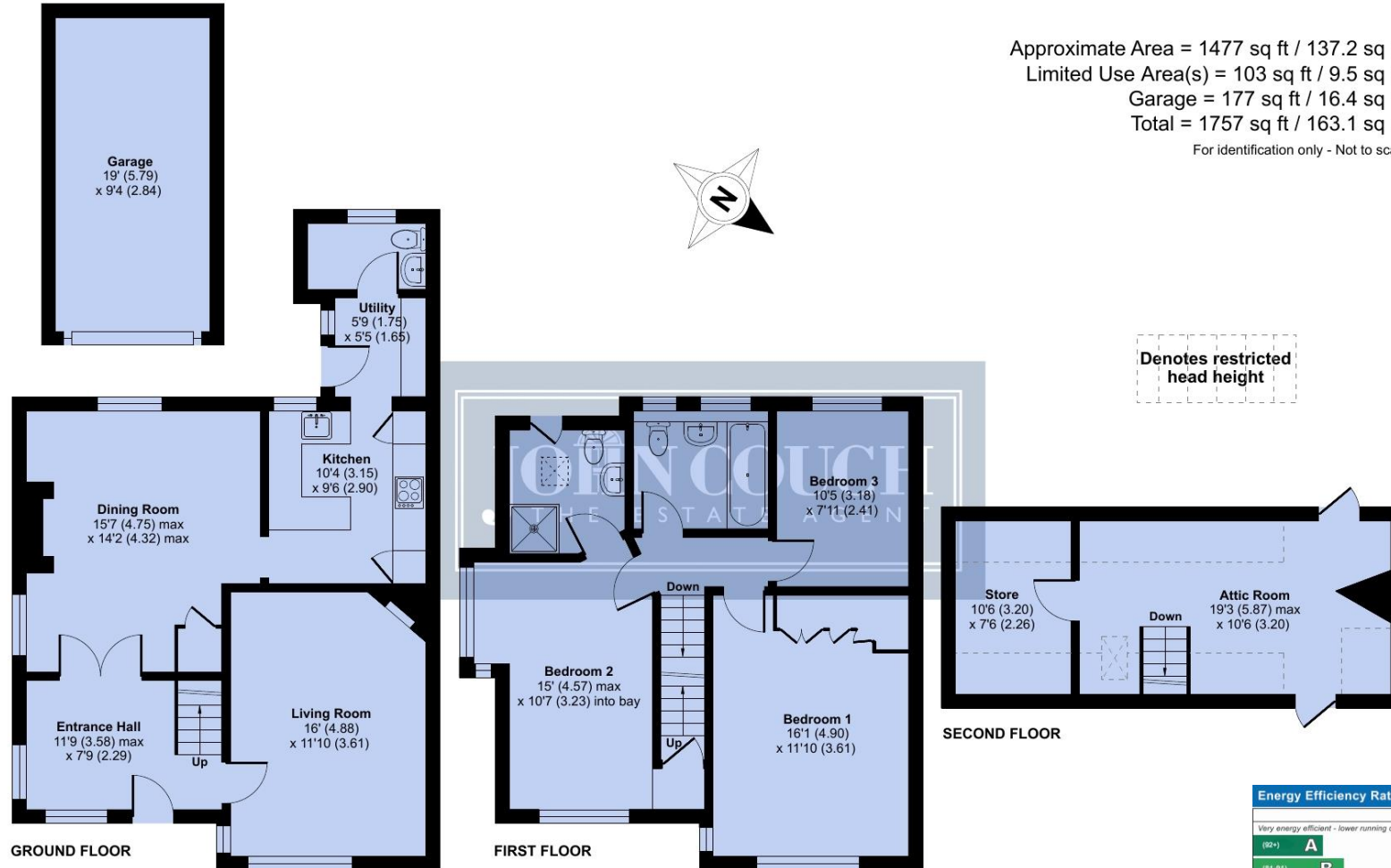






Approximate Area = 1477 sq ft / 137.2 sq m  
 Limited Use Area(s) = 103 sq ft / 9.5 sq m  
 Garage = 177 sq ft / 16.4 sq m  
 Total = 1757 sq ft / 163.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for John Couch The Estate Agent. REF: 1203088

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	69	
(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	

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.