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THE ESTATE AGENT

Little St Raphael's  
Higher Lincombe Road Torquay Devon  
**£600,000 Freehold**



# Little St Raphael's Higher Lincombe Road Torquay Devon TQ1 2EY

## £600,000 Freehold



A handsome detached Victorian era home upgraded to provide modern levels of comfort within a charming period wrapping complete with off-road parking, garage, balcony, roof terrace, sunny low-maintenance gardens and sea views

- Detached period home ■ Sea views
- Sitting room ■ Open plan kitchen/dining room ■ Cloakroom/WC
- Three bedrooms ■ Family shower room ■ Decked balcony
- Garage ■ Parking ■ Gardens ■ Roof terrace

### FOR SALE FREEHOLD

Little St Raphael's is thought to have been either a gate house or gardeners cottage to one of the large villas that were originally on this site. (St Barnabus, St Luke's and St Raphael's). This charming home has been seamlessly extended and upgraded over the years whilst the current owners have successfully transformed the property into a stylish home for contemporary living whilst cleverly retaining period details and the essence of its Victorian origins.

### LOCATION

Higher Lincombe Road sits to the crest of Lincombe Hill with the property being located adjacent to the Lincombes Conservation area which is sought-after for its quiet ambiance and fine period architecture. This residential location is set away from the harbourside but within easy reach of the village style community of Wellswood, which has a Parish Church, French patisserie, delicatessen, pub, restaurants, cafes and shops.

Nearby footpaths wind through Lincombe Woods to Ilsham Valley and onto the beach at Meadfoot where there are colourful beach huts and a café with a waterside terrace. A local bus service is available in the area.

### PROPERTY

Set behind an original low stone wall where a smart resin-bound driveway provides parking and gives access to the large garage, Little St Raphael's is accessed via a gravelled courtyard that leads to a flagstone terrace.

The traditional front door has attractive inset stained glass panels and the entrance hall has underfloor heating set beneath attractive Minton style floor tiles that extend into the smart cloakroom/WC. A further door opens to the open/plan kitchen dining room where immediately to the left side is a useful cloaks cupboard.

This carefully designed space allows separation of the two functions of dining and cooking whilst providing a truly sociable element to the space. There are sea views to the south aspect and a door opening to the rear deck allows for easy al-fresco dining. The kitchen has been fitted with a superb range of period style units and a stainless-steel Astini Belfast style sink complement the heritage of the house.

There is space for a large range-style cooker and a freestanding fridge/freezer. Corian countertops create a nice contrast and a kitchen island provides additional work space and storage including pull-out wicker baskets.

To the rear of the space a door opens to a lobby where stairs descend to the garage. This large space has been cleverly configured to provide parking, storage and a utility area with plumbing and space for laundry appliances.

**VIEWING BY APPOINTMENT ONLY**

The sitting room is a very comfortable room where large windows allow natural light to flow and provide a sea glimpse to the south aspect. The fireplace has a working wood-burning stove creating a cosy focal point during the winter months.

From the open plan space stairs rise and turn to the landing where there is access to a glass fronted balcony that is the perfect spot to enjoy the afternoon sunshine. At this level are three serene bedrooms and a superbly fitted family bathroom with double-width walk-in shower. The principal bedroom and bedroom two are both dual aspect rooms with good natural light and sea views. Bedroom three overlooks the rear garden and still has the original cast iron fireplace adding charm and historic ambiance.

## **EXTERIOR**

The outside spaces wrap around the house following the trajectory of the sun and have been designed for maximum enjoyment through the day and minimum maintenance throughout the year. The south-east facing roof terrace is perfect for enjoying morning sun and sea views whilst the rear decked area has been positioned to capture the late afternoon sunshine. To the front is a gravel courtyard garden and adjacent to the front door a flagstone terrace features a stunning eighty year old palm tree. To the rear is an area of level lawn bounded by Mediterranean style plants that thrive in this sunny, sheltered location. An outside shower provides an opportunity to rinse away salt water after sea bathing at nearby Meadfoot Beach.

From the front drive an electric door opens to the garage which has power and light with steps rising to a door that opens to the kitchen and a separate door opening to the rear garden. The garage is of irregular shape allowing parking space, storage and a utility/ laundry area.

## **RESORT / AREA**

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, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully 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.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay.

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 and underfloor heating.

**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) Superfast (Cable) and Ultrafast (Full Fibre) (Estimated Ofcom Data)





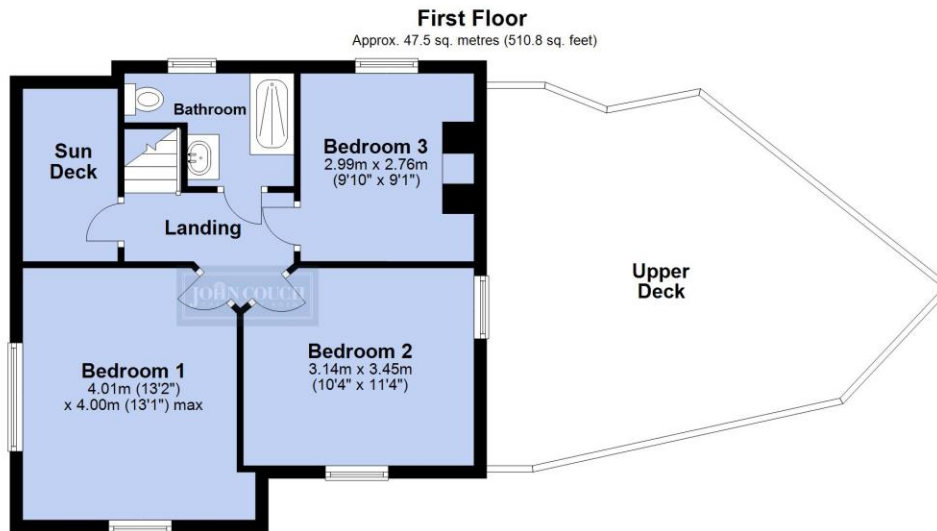
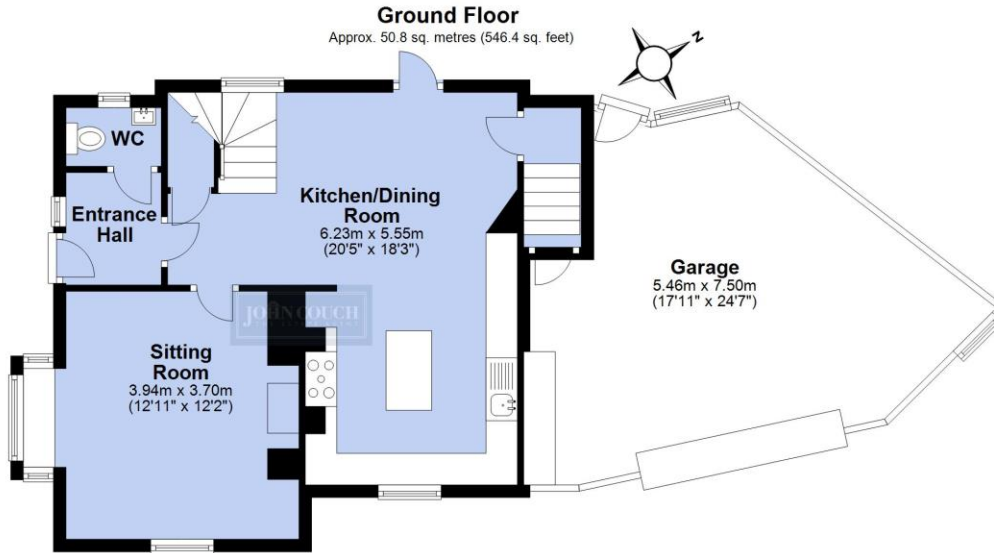












Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.