



JOHN COUCH
THE ESTATE AGENT

Trinity House
Torquay Devon

£1,550,000 Freehold



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Set moments from Torquay harbourside, this Gothic Revival Victorian Church has been expertly converted using master craftsmen to provide a seven bedroom landmark home that cleverly balances the essence and atmosphere of its ecclesiastical past with 21st Century living

FOR SALE FREEHOLD

Trinity House is a splendid example of a Grade II listed Victorian Gothic Church (built c1894) that has been expertly resurrected from its neglected past and transformed into a spectacular home for contemporary living. With seven bedrooms and bathrooms, dramatic living spaces, soaring cathedral ceilings, gothic arches, tracery windows and spectacular stained glass, this awe inspiring home unfolds over several floors providing some 11,885 sq. feet of accommodation with woodland gardens, terraces and secure gated parking.

The property has possibility to create income with a period of up to 90 days per year for holiday letting.

The current owners have explored the possibility of opening the space for private events, in particular as a wedding venue, costings have been prepared by an independent company for this project.

It has to be pointed out that this, or any change of use, would be subject to planning approval which would have to be legally explored. Prior to the works to create this spectacular home, the venue was used for commercial purposes.

RESTORATION DETAILS

Built from locally quarried stone, the church is not sited on consecrated ground but there are three original memorial plaques retained within the Nave. The Victorian structure remains intact with the roof having been completely reconstructed to include extensive sound and heat insulation, expertly capped with traditional Welsh slates.

The vast interior area has been completely and comprehensively refurbished with the living space now heated via four air-source heat pumps to underfloor heating with individual room thermostats, resulting in low energy costs.

There is GAP LED smart colour change lighting throughout the principal living spaces, garden and for the building's exterior walls. Built-in speakers allow music to be zoned throughout the home.

There is a commercial grade fire alarm system with mist-head fire suppressors and a security alarm with full CCTV coverage. The entry intercom system is accessible throughout the house and the heritage Velux windows provide excellent ventilation and all except those in the principal bedroom are fitted with rain sensors.

INTERIOR

From the entrance terrace the original doors open to reveal the first glimpses of the immaculately restored interiors with further doors opening to the full grandeur of the original nave from which all the accommodation flows and where two symmetrical staircases rise majestically to the first floor levels.

VIEWING BY APPOINTMENT ONLY

In order to retain the exceptional proportions of the original building, the ground floor of Trinity is at first glance completely open plan but has in fact been really cleverly designed to provide very distinct areas for a bespoke kitchen, cosy seating areas, dining area and entertaining space including a bar and billiard room.

The ground floor level also has three bedrooms with bathrooms with the principal suite also having a dressing room and access to the garden. Completing the ground floor is an office/snug and a plant room.

The contemporary kitchen is by British company Masterclass and has a full complement of integrated appliances and a large island for casual dining. There is access from the kitchen to a vestibule with an exterior door opening to the North side.

From the central nave two identical staircases rise to the first floor with the East end mezzanine floor providing a large living space off which are two individual bedrooms with en-suite bathrooms.

To the West end the mezzanine living space is fronted by a spectacular stained glass window that has been restored by craftsmen who previously worked on the stained glass at Exeter Cathedral.

From this level there is access to two further bedroom suites and an arched doorway opens to reveal a secret staircase that rises into the Church tower.

The cosy rooms of the tower are laid out over two levels and feature exposed timber lined ceilings, stonework walls and Gothic arch windows that frame the spectacular views directly into the harbour and beyond.

OUTSIDE

The church sits in woodland style gardens with a decked terrace providing a private and sheltered spot to relax during the day with the west facing entrance terrace providing the perfect spot to enjoy the setting sun. The gated driveway has space for turning and parking.

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.

Torbay 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.

COMMUNICATIONS

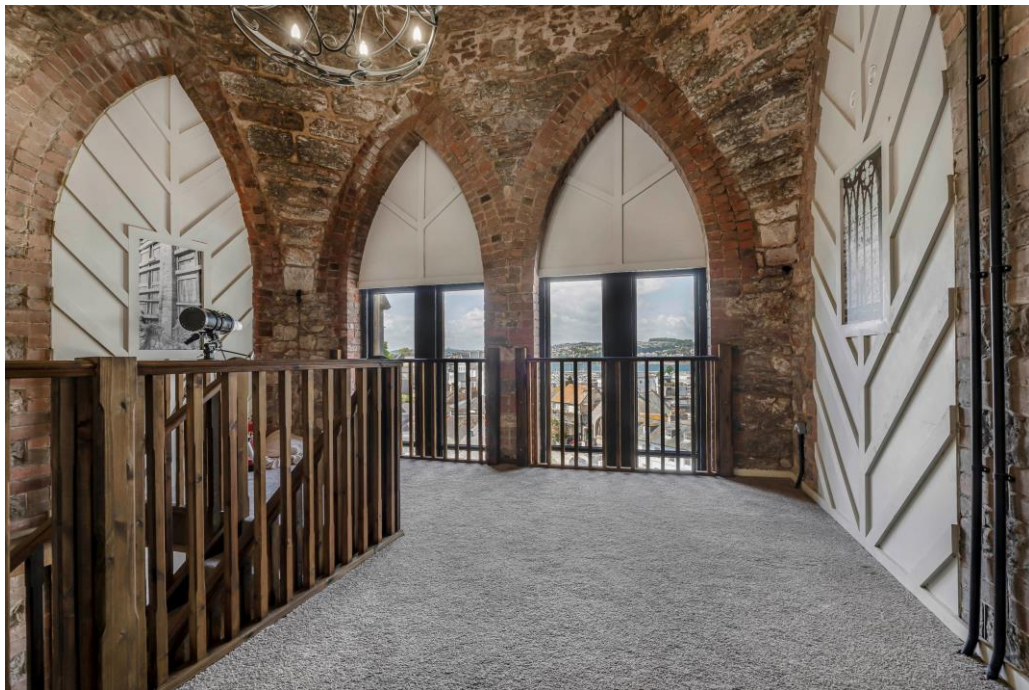
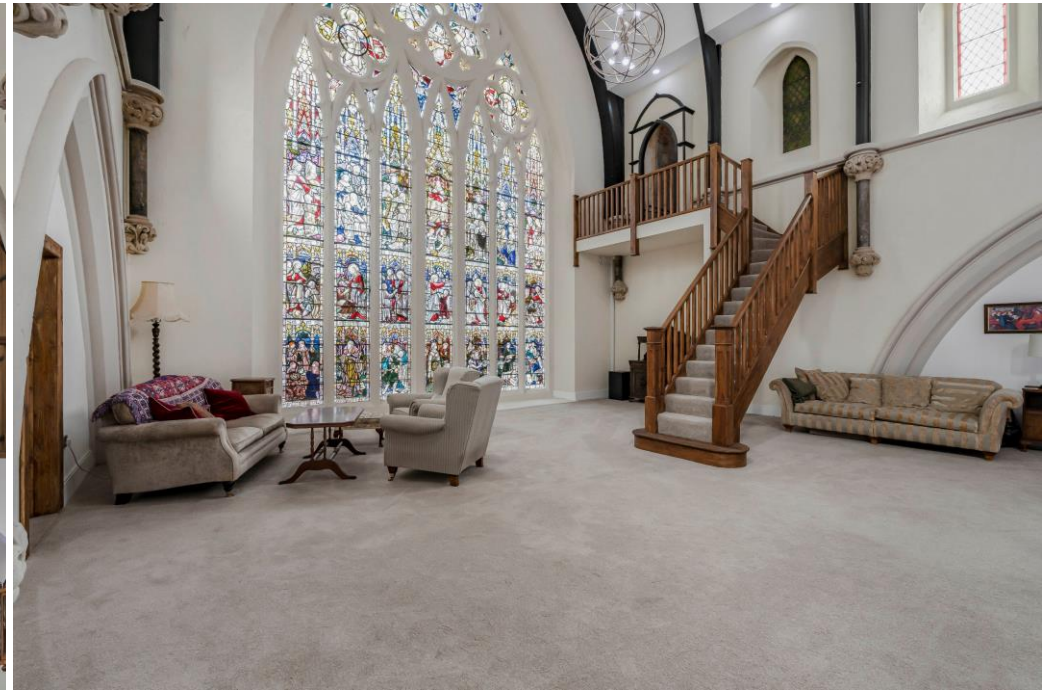
Inter-city rail links are found at both Torquay and Newton Abbot, with London Paddington reached in under 3 hours. The South Devon Highway leads to the A38 and to the M5 Motorway at Exeter, with the international airport approximately 26 miles distant.

SERVICES

Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Air Source Heats pumps to provide underfloor heating with individual zone and room thermostats.

CURRENT PROPERTY TAX BAND H (Payable Torbay Council 2025/26 £4679.67)

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

















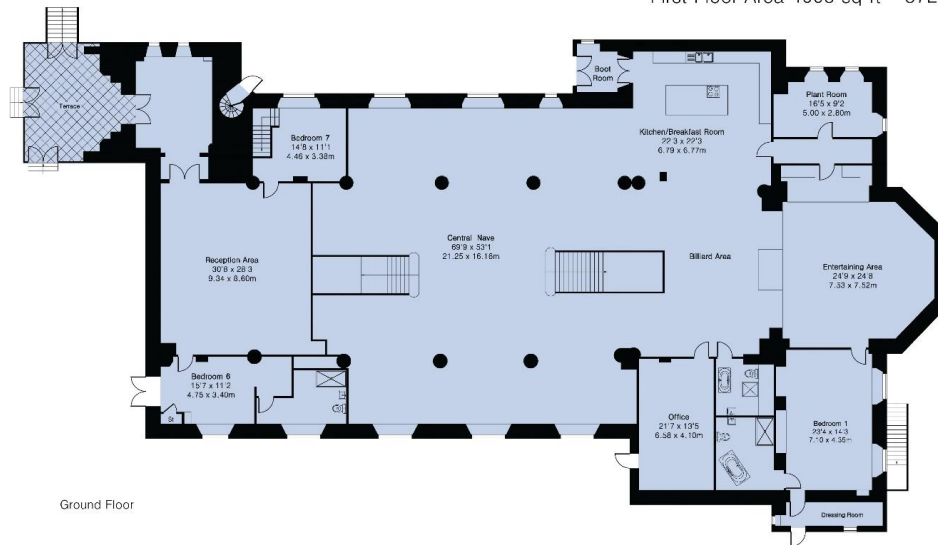




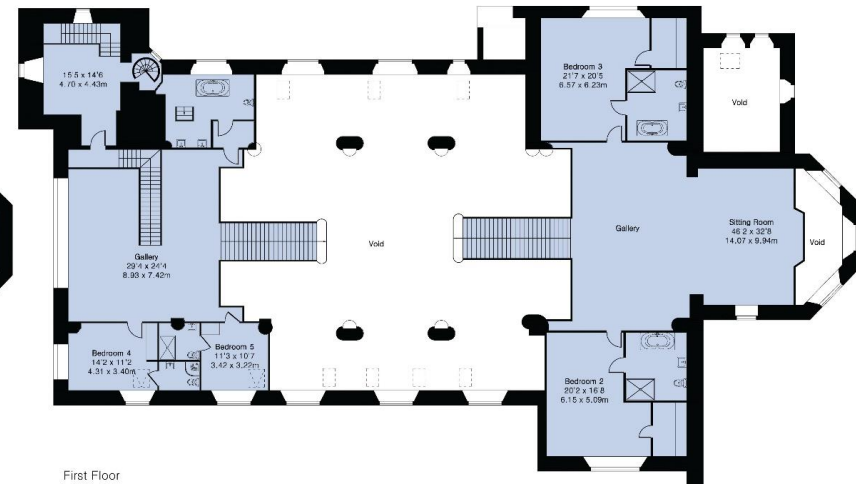
Approximate Gross Internal Area 11885 sq ft - 1104 sq m

Ground Floor Area 7882 sq ft – 732 sq m

First Floor Area 4003 sq ft – 372 sq m



Ground Floor



First Floor

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.