



**JOHN COUCH**  
THE ESTATE AGENT

Rock House Rock End Avenue  
Torquay Devon  
**£1,650,000 Freehold**



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Torquay Devon TQ1 2DR

£1,650,000 Freehold



**Combining dramatic coastal scenery, refined living and a highly desirable lifestyle, Rock House represents a rare opportunity to acquire a truly distinctive home in one of South Devon's most sought-after seaside locations**

Entrance vestibule ■ Entrance hall ■ Bedroom (1) ■ Dressing room ■ En-suite bathroom  
Bedroom (2) ■ Dressing room ■ En-suite shower room ■ Inner hall ■ Bedroom (3) ■ En-suite  
Utility room ■ Study/Bedroom (4) ■ Cloakroom ■ Kitchen/dining room ■ Rear vestibule  
Living room ■ Conservatory ■ Double garage ■ Large terrace

#### FOR SALE FREEHOLD

Set in an exceptional cliff-top position above the sweeping coastline of Tor Bay, Rock House is a striking coastal residence commanding an uninterrupted near 180-degree panorama. From the distant horizon to the dramatic headland of Berry Head and the picturesque shoreline that curves around the bay, the outlook is nothing short of breathtaking, an ever-changing seascape of light, sky and water.

With the South West Coast Path lying just beyond the garden wall, the property enjoys a rare and privileged connection to one of England's most celebrated stretches of coastline, offering immediate access to miles of spectacular coastal walking and a daily immersion in the natural drama of the South Devon coastline.

Designed to maximise its remarkable setting, the house adopts an intelligent reverse-level layout, positioning the principal living spaces on the upper floor where the views become an integral and defining feature of everyday life. Here, the sitting room enjoys a superb triple-aspect orientation, flooding the space with natural light and opening seamlessly into a fabulous conservatory, an exceptional setting from which to relax and fully appreciate the panoramic coastal outlook. Expanses of glazing extend the sense of space further still, drawing the outside in and framing the ever-changing horizon.

The well-appointed kitchen is thoughtfully arranged and flows into a relaxed casual dining area, perfectly suited to both everyday living and entertaining.

.From here, doors open directly onto the terrace, allowing for effortless indoor-outdoor living while capturing the views and providing an ideal space for al fresco dining and social gatherings against the backdrop of the sea.

The accommodation is arranged across two floors and comprises three generously proportioned bedroom suites, each with its own en-suite, alongside a study, utility room and versatile ancillary space, ideally suited for use as a private guest or dependent relative suite. Two of the bedrooms enjoy direct access to a sheltered courtyard garden, providing a quiet and protected outdoor retreat.

Externally, landscaped terraces create a series of exceptional spaces designed for both relaxation and entertaining, all set against the backdrop of uninterrupted sea views.

VIEWING BY APPOINTMENT ONLY

A private gate from the rear garden opens directly onto the South West Coast Path, further enhancing the property's unique lifestyle proposition.

Well maintained, Rock House combines refined comfort with practical modern living. Improvements include replacement windows, upgraded en-suite bathrooms to the principal bedroom suites, electrically operated external and internal blinds, a striking feature fireplace and the installation of a lift (Thyssen-Krupp) providing seamless access from the garage to all levels of the home.

### CONNECTIVITY

Beyond the immediate setting, Rock House is perfectly placed to enjoy the wider lifestyle of Torquay and the English Riviera, an area renowned for its distinctive blend of coastal beauty, cultural heritage and year-round vibrancy. The town's vibrant waterfront and marina provide a sophisticated focal point, with an excellent selection of restaurants, cafés and waterfront establishments, alongside first-class facilities for sailing and leisure boating.

Torquay's cultural scene is both established and varied. The town is the birthplace of Agatha Christie, a legacy celebrated through the annual International Agatha Christie Festival, while the English Riviera Airshow brings spectacular aerial displays to the bay each year. The Princess Theatre hosts a regular program of productions, complemented by independent cinemas, galleries and an ever growing dining scene.

Moments from the property, the open green expanse of Daddyhole Plain provides far-reaching views and tranquil walking routes, while the nearby Cockington Country Park offers over 450 acres of parkland, woodland and a picturesque historic village, creating an idyllic setting for outdoor recreation.

Despite its sense of privacy and seclusion, the area is exceptionally well connected. Torquay benefits from convenient road links via the M5 motorway, regular mainline rail services to Exeter and London Paddington and international travel via Exeter Airport, placing the property within easy reach of both regional and national destinations.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**PROPERTY TAX BAND G** (Payable 2025/2026 £3899.72)

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













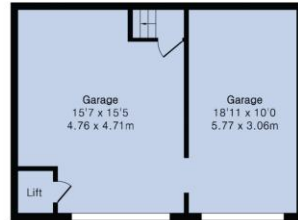


**Approximate Gross Internal Area 3126 sq ft - 291 sq m**

Lower Ground Floor Area 491 sq ft – 46 sq m

Ground Floor Area 1570 sq ft – 146 sq m

First Floor Area 1065 sq ft – 99 sq m



Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)	74	78
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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