



**JOHN COUCH**  
THE ESTATE AGENT

The Sycamores 19 Stoneleigh Drive  
Torquay Devon  
**£695,000 Freehold**



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Torquay Devon TQ2 6TR

£695,000 Freehold



Occupying an elevated position within a prestigious cul-de-sac, this substantial detached family home extends to over 3,500 sq ft, offering exceptionally spacious and versatile accommodation, ideally suited to modern family living and multi-generational lifestyles

Ground floor ■ Entrance hall ■ Kitchen ■ Dining room ■ Study  
Living room ■ Utility ■ Cloakroom  
First floor ■ 5 bedrooms ■ Bathroom ■ 2 en-suite shower rooms  
Lower ground floor ■ Games room ■ Garage ■ Gardens ■ Externally accessed store

#### FOR SALE FREEHOLD

Occupying an elevated position within a well-established residential cul-de-sac of individual detached homes, this substantial family residence extends to in excess of 3,500 square feet and offers versatile accommodation designed to meet the demands of modern family life.

Having served as a much-loved family home for many years, the property presents an exciting opportunity for a new owner to personalise a house of exceptional scale and flexibility.

The accommodation is arranged principally over two floors and is approached via a spacious entrance porch leading into reception hall. The generous proportions are immediately apparent and continue throughout the house. The sloping nature of the site has been thoughtfully utilised to create a split-level arrangement, with the double garage and family room situated at driveway level, while the principal living accommodation occupies the elevated levels above.

The sitting room extends from the front to the rear of the property and enjoying a dual aspect. Its size lends itself to a variety of arrangements, allowing distinct living, reading, television or home-working areas to be created within a single space.

The kitchen/family dining room forms the natural hub of the home. Exceptionally well proportioned, it provides ample space for both everyday family living, complemented by a separate dining room, utility room and cloakroom.

A further advantage is found at entrance level, where a large room adjoining the double garage offers excellent flexibility and has the benefit of an EV charging point. Together with its adjacent cloakroom, this space is ideally suited as a gymnasium, cinema room, games room, hobby room or recreational area, providing valuable additional accommodation separate from the principal living spaces. There is an externally accessed store room.

To the first floor are five bedrooms and three bathrooms. Several of the front-facing rooms enjoy pleasant views across the surrounding area, while the overall layout provides ample space for family living, guest accommodation and home-working.

Outside, the gardens are arranged over a series of terraces that make use of the elevated site. A level terrace to the side of the property provides an attractive space for outdoor seating and entertaining. A gate at the rear of the garden opens directly onto a pathway, leading to the village of Cockington, with its historic centre, country park and network of walking routes.

#### LOCATION

The property is situated within the highly regarded Livermead area of Torquay, a well-established and sought-after residential neighbourhood characterised by an attractive mix of property styles.

VIEWING BY APPOINTMENT ONLY

The area enjoys a strong sense of community and is well served by local amenities, including a convenience store, primary school and regular public transport links. The seafront, marina and beaches are all within easy reach.

For family living, Torquay offers an excellent range of educational, leisure and sporting facilities, together with a wide selection of shops, cafés, restaurants and cultural attractions. The town benefits from highly regarded state and independent schools, a modern hospital and an enviable coastal setting that supports an active outdoor lifestyle throughout the year.

It is known for its picturesque waterfront, sheltered marina and excellent opportunities for sailing, boating, paddleboarding and coastal walking. The area also enjoys a thriving calendar of events, with an ever-growing programme of outdoor festivals, sporting occasions and seasonal celebrations, including the spectacular Bay of Lights and the annual air show.

### **CONNECTIVITY**

The South Devon Highway provides an efficient route to the A38 and onward connections to Exeter and the national motorway network via the M5. Rail services are available from Torquay, whilst nearby Newton Abbot provides regular intercity services to London Paddington and destinations throughout the country. Exeter International Airport lies approximately 26 miles to the north providing both domestic and international flights.

### **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 G** (Payable Torquay Council 2026/2027 £4094.98)

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

**BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)















**Approximate Gross Internal Area 3620 sq ft - 337 sq m  
(Including Garage)**

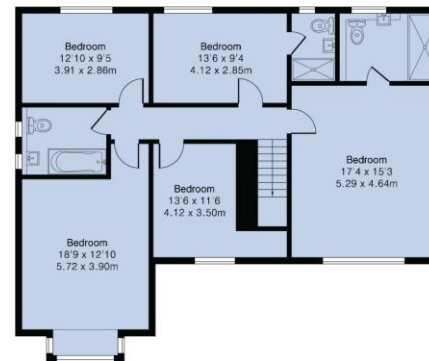
Lower Ground Floor Area 1222 sq ft – 114 sq m

Ground Floor Area 1243 sq ft – 116 sq m

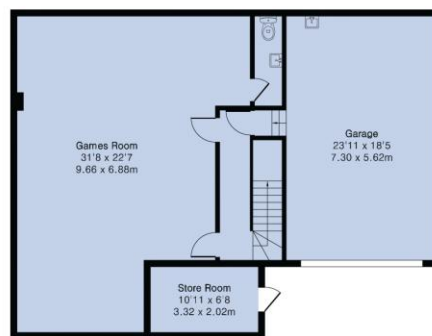
First Floor Area 1155 sq ft – 107 sq m



Energy Efficiency Rating		Current	Potential
<i>More energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(54-68)	D	69	
(39-53)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epcr.com			



First Floor



Lower Ground Floor



Ground Floor



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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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.