



**JOHN COUCH**
THE ESTATE AGENT

Cliff House Cliff Road
Torquay Devon
£1,295,000 Freehold



Cliff House

Cliff Road Torquay Devon TQ2 6RE

£1,295,000 Freehold



Occupying a fine cliff top position, perched above the coastline with panoramic sea and coastal views, Cliff House offers an Arts & Crafts residence of generous proportions, requiring comprehensive renovation and restoration

Kitchen ■ Sitting room ■ Living room
2 ground floor bedrooms ■ Bathroom
3 first floor bedrooms ■ 2 bathrooms
Integral garage ■ Extensive storage ■ Cliff top gardens

FOR SALE FREEHOLD

Occupying a fine cliff-top position, this remarkable Arts & Crafts residence enjoys a setting of truly exceptional quality. Perched above the coastline, the property commands panoramic sea views that are among the finest to be found anywhere in Torquay.

From its elevated vantage point, the outlook embraces the ever-changing waters of Tor Bay, sweeping from Institute Beach below, along the historic promenade towards Torquay's marina, before continuing across the bay to Berry Head and Brixham. Beyond, the beautiful coastline unfolds through Broadsands, Goodrington and Paignton, with the coastline meeting the horizon in a spectacular coastal panorama. It is a view that changes with every hour and every season, yet never fails to impress.

Standing within generous cliff-top gardens that wrap around the headland, the property occupies an enviable position of prominence. Opportunities to acquire a site of such significance, with uninterrupted sea views of this calibre, are exceptionally rare.

The existing Arts & Crafts residence extends to approximately 3,982 square feet and retains the generous proportions and architectural character of its period. Whilst now requiring comprehensive renovation and restoration throughout, it offers an extraordinary opportunity for those with the vision and ambition to breathe new life into a substantial coastal home.

Whether approached as an exceptional restoration project or explored for its future potential, subject to all necessary planning consents, the value of this remarkable property lies in its irreplaceable position.

Buildings may evolve, but exceptional positions such as this are irreplaceable. It represents a rare opportunity to create one of Torquay's outstanding landmark homes in a setting that simply cannot be replicated.

THE EXISTING HOUSE

The accommodation is arranged over two principal floors and includes spacious reception rooms, bedrooms, kitchen, an integral garage and extensive ancillary accommodation, all reflecting the generous scale expected of a house of this stature.

The property has been unoccupied for some time and now requires comprehensive refurbishment and restoration before it could be reoccupied. Prospective purchasers should anticipate significant investment to realise the immense potential offered by this exceptional coastal setting.

VIEWING BY APPOINTMENT ONLY

The generous gardens, now awaiting rediscovery, have the potential to become every bit as remarkable as the house itself, complementing what is undoubtedly one of Torquay's most spectacular waterfront locations.

For purchasers with imagination, vision and an appreciation of truly exceptional coastal positions, this represents the opportunity to acquire and transform one of South Devon's most remarkable cliff-top properties.

LOCATION

Torquay has long been regarded as one of Britain's most distinguished seaside destinations. Established during the Victorian era as a fashionable resort, the town retains an enduring elegance, reflected in its handsome architecture, sweeping waterfront and beautifully maintained public gardens. Its maritime heritage remains at the heart of daily life, centred around the vibrant marina, picturesque harbour and palm-lined promenade, where an excellent choice of cafés, restaurants and waterside bars create a relaxed yet sophisticated atmosphere throughout the year.

The birthplace of the celebrated author Agatha Christie, Torquay enjoys a rich cultural heritage alongside a thriving programme of festivals, theatre, arts and community events. Surrounded by the spectacular coastline of the English Riviera UNESCO Global Geopark, residents enjoy easy access to sailing, paddleboarding, coastal walks and a wealth of hidden coves and beaches, whilst the rolling South Devon countryside, the Dart Valley and Dartmoor National Park are all within easy reach.

CONNECTIVITY

Torquay enjoys excellent transport connections with the rest of the country. The railway, first brought to the town during the Victorian era through the vision of Isambard Kingdom Brunel, remains one of its assets. Regular direct rail services operate from Torquay to London Paddington, whilst nearby Newton Abbot provides access to the intercity network, offering frequent connections to London, Bristol, the North of England and Scotland.

For those travelling by road, the South Devon Highway links seamlessly with the M5 at Exeter, providing convenient access to the national motorway network, whilst Exeter Airport offers an expanding range of domestic and international destinations.

SERVICES

The connected services cannot be confirmed.

CURRENT PROPERTY TAX BAND G (Payable Torbay Council 2026/2027 £4094.98)

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom data)
BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom data)













**Approximate Gross Internal Area 3982 sq ft - 370 sq m
(Excluding Garage)**

Basement Area 938 sq ft – 87 sq m
Ground Floor Area 1799 sq ft – 167 sq m
First Floor Area 1245 sq ft – 116 sq m
Garage Area 190 sq ft – 18 sq m



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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

JOHN COUCH
THE ESTATE AGENT



www.johncouch.co.uk

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.