



JOHN COUCH
THE ESTATE AGENT

Hunsdon Lodge Hunsdon Road
Torquay Devon
£895,000 Freehold



Hunsdon Lodge Hunsdon Road Torquay Devon TQ1 1QB

£895,000 Freehold



A distinguished Victorian villa dating from the late nineteenth century, combining elegant period character with generous, versatile accommodation, including a self-contained studio suite and private outdoor space, all beautifully arranged within the original freehold residence

Reception hall ■ Morning room ■ Dining room ■ Drawing room
Kitchen ■ Breakfast room ■ Studio opening to private terrace
Principal bedroom with dressing room and en-suite
3 further bedrooms ■ 3 En-suite ■ Terrace ■ Pool terrace ■ Parking

FOR SALE FREEHOLD

Believed to date from the late nineteenth or early twentieth century, this distinguished Victorian villa offers an appealing blend of period character, generous proportions and versatile accommodation.

Whilst handsome from the street, it is only upon entering that the true character of the house begins to unfold. The principal residence forms the freehold of the original villa and offers beautifully arranged accommodation extending over two floors, together with a self-contained studio suite and private outside space.

The principal reception rooms display many of the architectural features associated with the Victorian period, including decorative coving, broad architraves and pleasing ceiling heights, while the formal dining room is centred around an elegant marble fireplace.

The ground floor offers an excellent balance of formal and informal living space. A welcoming reception hall leads to a succession of well-proportioned reception rooms that lend themselves equally to entertaining and everyday living.

Both the dining room and drawing room enjoy direct access onto a sunny south-facing terrace, creating an attractive setting for outdoor dining and entertaining.

The kitchen has been thoughtfully designed with modern living in mind, featuring an excellent range of fitted units arranged around a substantial central breakfast island, providing an ideal social space for family and friends. Adjoining the kitchen is a further reception room, perfectly suited as a breakfast room, informal sitting room or family snug.

Beyond the kitchen lies a particularly versatile self-contained studio incorporating kitchenette facilities, shower room and flexible living space suitable for guests, independent relatives, home working or ancillary accommodation. Benefitting from its own private entrance and terrace, together with independent access from the road, it offers an excellent degree of independence whilst remaining connected to the principal house.

A graceful staircase rises to the first floor where the bedroom accommodation continues to impress. The principal bedroom forms a superb suite, complete with a dressing room and en-suite bathroom. From here, elevated views stretch across Tor Bay towards Paignton Pier, with the harbour mouth providing an attractive foreground. The accommodation continues with three further double bedrooms, each benefitting from their own en-suite facilities.

VIEWING BY APPOINTMENT ONLY

Outside, the south-facing terrace provides an inviting space to relax and entertain. An outdoor swimming pool forms an attractive feature of the property, with rights of use granted to the adjoining leasehold apartments in accordance with the terms of their respective leases. Parking is situated alongside the property.

LOCATION

Perfectly positioned between the picturesque harbourside and the ever-popular village atmosphere of Wellswood, the property enjoys one of Torquay's most convenient residential settings.

Wellswood is renowned for its independent shops, cafés, restaurants and everyday amenities, creating a thriving village community within easy reach of the house. In the opposite direction, Torquay's harbourside, marina and waterfront offer an excellent selection of restaurants, bars and waterside cafés, together with theatres, galleries and a year-round programme of leisure and cultural events.

Set within the sheltered waters of Tor Bay, Torquay offers beautiful beaches, a stunning coastline and access to the South West Coast Path, combined with an excellent range of sporting and leisure opportunities, including sailing, golf and watersports, creating an enviable lifestyle throughout the year. It has out of town retail shopping centres and a programme of year-round events complemented by theatres, galleries, parks and gardens, excellent healthcare and schooling.

CONNECTIVITY

Communication links are excellent. The South Devon Highway (A380) provides direct road access to Exeter and the M5 motorway. Rail services from Torquay connect with the intercity network at Newton Abbot, offering direct services to London Paddington, Bristol and the North, while Exeter Airport is within easy driving distance.

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 2025/2026 £4094.98)

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

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

NOTE

The principal house is held on a freehold title and occupies the major part of the original villa, with four garden level leasehold apartments forming the remainder, each benefiting from a 999-year lease granted in 2021. The property is managed by Hunsdon Lodge Management Ltd. Maintenance costs are shared as to Hunsdon Lodge, 50%, each garden apartment 12.5%. An Annual General Meeting (AGM) is held each November to agree the maintenance programme and budget for the following year. The current service charge contribution is £352 per month.











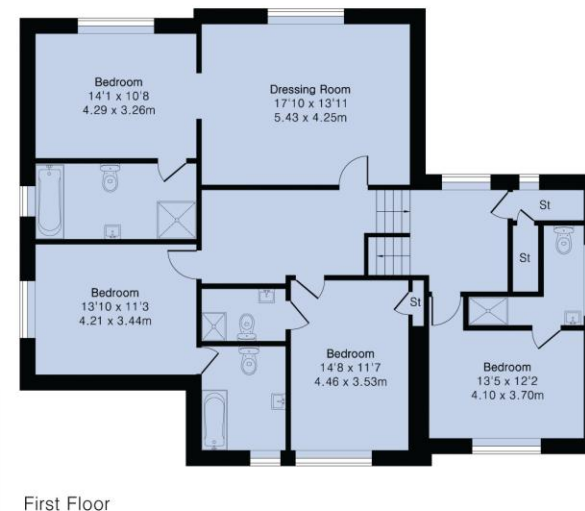


Approximate Gross Internal Area 3140 sq ft - 292 sq m

Ground Floor Area 1752 sq ft – 163 sq m

First Floor Area 1388 sq ft – 129 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		www.epc4u.com



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.