



JOHN COUCH
THE ESTATE AGENT

Villa Miranda
Hesketh Road Torquay Devon
£900,000 Freehold



Villa Miranda

Hesketh Road Torquay Devon TQ1 2LN

£900,000 Freehold



Commanding an enviable hillside setting above Meadfoot Beach, the property offers a distinguished late Victorian home gracefully blending period elegance, generous accommodation and outstanding flexibility

Reception hall ■ Kitchen/conservatory ■ Sitting room ■ Dining room
Conservatory ■ 3 first floor bedrooms ■ 2 en-suite ■ Bathroom
Lower floor ■ Sitting room ■ Study ■ Bedroom ■ Bathroom ■ Utility
Covered porch ■ Storage ■ Gardens ■ Double & single garage

FOR SALE FREEHOLD

Occupying an enviable hillside position above Meadfoot Beach, this elegant late Victorian residence combines generous proportions, original architectural detail and an exceptionally adaptable three-storey layout to create a home of enduring character. Offering scope for sympathetic enhancement, it represents a rare opportunity to acquire a significant period property within one of Torquay's most desirable coastal settings.

The accommodation unfolds over three levels, each offering a distinct character whilst creating a home of exceptional flexibility.

The ground floor provides the principal reception accommodation, where the elegant proportions expected of the Victorian period are apparent. A formal dining room and gracious sitting room each open into an enclosed conservatory overlooking the gardens, creating a light-filled space connecting the house with the garden.

The kitchen is complemented by a practical utility conservatory, whilst the welcoming reception hall is centred around the feature staircase, the house enriched by decorative cornicing and ceiling friezes. An open section within the hall offers a glimpse into the property's evolution, currently used a music room but provides scope for a variety of use.

Arranged on the first floor are three generous principal bedrooms, two enjoying en-suite shower rooms, together with a family bathroom. A particular highlight is the broad terrace, accessed directly from the two principal bedrooms, where elevated views extend towards the sea, providing a delightful connection with the nearby coastline. An external staircase also serves this floor, enhancing the versatility of the overall layout.

Opening directly onto the gardens and with its own independent access to the side, the lower ground floor level provides highly adaptable accommodation that could readily support multi-generational living, guest accommodation or an extensive home-working environment.

A comfortable sitting room opens onto the covered terrace and adjoins a smaller room, ideal as a dressing room, hobbies room, library or study. A further study, bathroom and an additional bedroom complement the accommodation, whilst two internal storage rooms provide valuable ancillary space. Subject to any necessary consents, the arrangement offers potential for the creation of an independent annexe, allowing the next owner to tailor the house to their own lifestyle.

VIEWING BY APPOINTMENT ONLY

Set within mature grounds, the property enjoys a sense of privacy, with areas of lawn, sheltered terraces and an abundance of established trees and shrubs creating an attractive backdrop throughout the seasons. To the front, a gated entrance opens onto a generous driveway providing ample parking, turning space and access to the double garage, complemented by the additional benefit of a separate garage approached directly from the road, further enhancing the property's versatility.

LOCATION

Meadfoot Beach lies just a few minutes' walk away, offering a picturesque stretch of coastline and access to the South West Coastal footpath. In the opposite direction, footpaths from Hesketh Road lead into the peaceful woodland of Lincombe Hill, a reminder of why this sheltered south-facing hillside became one of Victorian Torquay's most prestigious residential areas. Today the location continues to offer the very best of coastal living, perfectly placed for the independent shops, cafés and amenities of Wellswood, whilst Torquay's harbourside, marina and waterfront restaurants are also within easy reach.

Torquay offers an engaging mix of culture, leisure and community, with an excellent choice of cafés, independent restaurants and waterfront dining complemented by a lively calendar of events, from the internationally renowned Agatha Christie Festival and spectacular Air Show to the festive Bay of Lights celebrations. The Princess Theatre attracts an impressive programme of touring productions, while sailing, golf, tennis, cricket, rugby, fitness clubs and a wide variety of indoor and outdoor pursuits ensure there is something to suit every interest. Families are well served by a selection of highly regarded schools, and with excellent access to the surrounding South Devon countryside.

CONNECTIVITY

Torquay remains exceptionally well connected. The South Devon Highway provides access to the A38 and M5, placing Exeter, Bristol and the national motorway network within easy reach. Torquay Railway Station offers a direct service to London Paddington linking with the inter city service at Newton Abbot, providing rail connections to Bristol and destinations across the Midlands, the North of England and onwards to Scotland. Exeter International Airport provides a range of 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 Torbay Council 2026/2027 £4094.98)

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







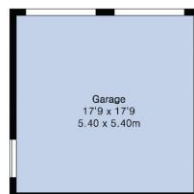




Lower Ground Floor Area 1143 sq ft – 106 sq m
Ground Floor Area 1282 sq ft – 119 sq m
First Floor Area 890 sq ft – 83 sq m
Garage Area 314 sq ft – 29 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		59	7
England & Wales		EU Directive 2002/91/EC	



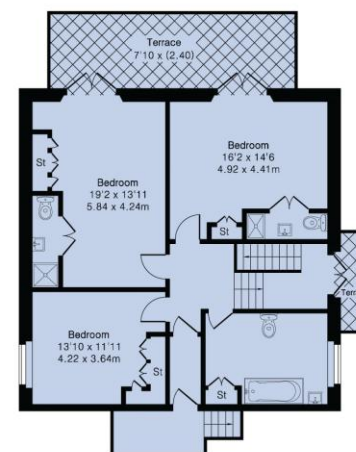
Garage



Lower Ground Floor



Ground Floor



First 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.



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


THE ESTATE AGENT



Zoopla rightmove



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.