



**JOHN COUCH**
THE ESTATE AGENT

5 Braddons Hill Road East
Torquay Devon
£750,000 Freehold



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Torquay Devon TQ1 1HA

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An outstanding Victorian home, transformed with vision and uncompromising quality, where period elegance meets modern living in an elevated setting close to the harbour, beaches and town

Ground floor ■ Kitchen/breakfast room ■ Sun room ■ Utility
First floor ■ Dining room ■ Drawing room
Second floor ■ Bedroom ■ Bathroom
Third floor ■ 2 bedrooms ■ Shower room
Cellar ■ Gardens

FOR SALE FREEHOLD

Behind its handsome Victorian façade is a home that has been reimagined with confidence, vision and a commitment to quality. Rather than simply updating a period house, the current owner set out to create the very best version of it, retaining everything that gives a Victorian home its enduring appeal while introducing the comfort, craftsmanship and practicality expected of modern living.

Occupying an elevated position above the town, within comfortable walking distance of the harbour, marina, seafront, beaches and shops, the property enjoys far reaching views across the surrounding rooftops with the sea beyond, a reminder that the sea is only moments away.

Original fireplaces have been reinstated, rich solid parquet flooring laid throughout the principal rooms and bespoke hardwood windows handcrafted by a master joiner.

Behind the scenes, every significant element has been renewed, from the heating system and radiators to the beautifully designed kitchen, utility room and bathrooms. Every decision has been driven by quality rather than compromise, resulting in a home that feels effortlessly authentic rather than newly refurbished.

The accommodation unfolds across a series of interconnecting levels that give the house both character and versatility. At the lower ground floor, a beautifully appointed kitchen and breakfast room forms the heart of the home, complemented by a traditional walk-in pantry and an exceptional utility room that combines style with everyday practicality. The cellar below provides space and storage.

The entrance level is devoted to elegant reception rooms, where a gracious drawing room and separate dining room provide the perfect setting for entertaining or quieter evenings at home. Above, the principal bedroom enjoys the privacy of its own floor, accompanied by a beautifully appointed bathroom, while the upper level offers two further bedrooms served by a stylish shower room, creating comfortable accommodation for family, guests or working from home.

Outside a level garden extends to the side of the property, complemented by a series of terraces that follow the sun throughout the day, together with a charming summerhouse creating an ideal place to relax or entertain. Residents parking is available immediately outside, while the additional benefit of an off-street parking area provides a valuable practical advantage.

VIEWING BY APPOINTMENT ONLY

LOCATION

Torquay has long established itself as one of the South West's leading coastal towns, offering a pleasant lifestyle throughout the year. Combining a year-round programme of leisure and cultural events with the beauty of the English Riviera, the town offers an excellent choice of cafés, restaurants, bars, independent shops, theatres, leisure facilities and a busy marina, all complemented by beautiful beaches, sailing waters and spectacular coastal scenery.

The surrounding area provides endless opportunities for exploration, from the picturesque village of Cockington and the dramatic South West Coast Path to the nearby towns of Brixham and Dartmouth, the beaches of the South Hams and the wide open spaces of Dartmoor National Park, Torquay offers an enviable balance between coastal living and everyday convenience.

CONNECTIVITY

Despite its coastal setting, the town is well connected, making it equally suited as a permanent residence or an easily accessible second home. The South Devon Highway provides a direct link to the A380 and onward to the M5 at Exeter, while Torquay Railway Station offers regular services to London Paddington, with additional intercity connections available from nearby Newton Abbot. Exeter Airport provides an excellent choice of domestic and international flights, ensuring straightforward travel whether for business or leisure and is approximately 26 miles distant.

CURRENT PROPERTY TAX BAND C (Payable 2026/2027 £2183.99)

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















Approximate Gross Internal Area 2551 sq ft - 237 sq m

Ground Floor Area 843 sq ft – 78 sq m

First Floor Area 638 sq ft – 59 sq m

Second Floor Area 545 sq ft – 51 sq m

Third Floor Area 525 sq ft – 49 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	83	
(39-54) E		
(21-38) F		
(1-20) 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.