



Osborne House Meadfoot Sea Road
Torquay Devon
£1,495,000 Freehold

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THE ESTATE AGENT



Osborne House Meadfoot Sea Road Torquay Devon TQ1 2LQ

£1,495,000



Within just minutes of the beach at Meadfoot and with views of the sea, Osborne House is an exceptional period home with original detail creating a gracious ambience, an adjacent lodge providing potential for home/income

Entrance hall ■ Sitting room ■ Sitting room (2) ■ Study ■ Dining room
Kitchen/family dining room ■ Utility room ■ Cloakroom ■ 5 bedrooms ■ 3 en-suites
Bathroom ■ The Lodge with open plan kitchen/dining room ■ Living room ■ Cloakroom
Utility ■ 3 bedrooms ■ Bathroom ■ Double garage ■ Gardens

FOR SALE FREEHOLD

Within just minutes of the beach at Meadfoot, Osborne House is an exceptional period home with original detail creating a gracious ambience. With views of the sea, it offers spacious family living with the potential for home/income from an adjoining lodge, approached across a long driveway through a gated entrance leading towards the front door, with parking and garaging accessed from the driveway. Beautifully appointed and presented with tasteful décor, the accommodation of the principal house has a dual zone sitting room, overlooking the gardens with the sea beyond, double doors opening to a terrace. A formal dining room leads to the kitchen/family dining room, a study sits to the westerly aspect, the accommodation of the ground floor concluding with a utility room and cloakroom. To the first floor, at half landing, is a bedroom with storage room and en-suite shower room, four further bedrooms are accessed from the first floor landing with two en-suite bathrooms and a separate family bathroom.

The accommodation of The Lodge is arranged over two floors with an open plan kitchen/dining room, living room, cloakroom and utility, with three bedrooms and bathroom to the first floor and has been re-styled including a new kitchen and bathroom.

The gardens are feature of this property having the benefit of a large level lawn perfect for family activities, terraces provide areas for relaxation with the garden to the rear rising to its boundary creating a natural environment. The Lodge is approached from the main driveway and has a garden to the side bounded by high walling.

Meadfoot Sea Road leads from Parkhill Road sitting between the harbourside and Meadfoot Beach, where can be found a popular beach front café, a sheltered south facing beach and access to the South West Coastal footpath. The location is perfectly placed for the town which offers a diverse range of amenities for leisure pursuits, shopping and dining. Wellswood, sought after for its friendly village style ambience, is approximately a mile distant where can be found a range of boutique shops, restaurants and a primary school (subject to catchment ruling).

For enjoyment of a seaside lifestyle, Torquay is surrounded by spectacular coastal scenery, it has clean beaches and sheltered sailing waters.

Reinforcing the infrastructure, the town has excellent schooling and hospital care, with communication links including a direct rail service to London Paddington joining with the inter city network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Original portico entrance with twin arched doors, limestone floor. Window to the westerly aspect. Original front door with leaded light stained glass windows, fan light over, into **ENTRANCE HALL** Entry telephone to the main gate. Under stairs cupboard. Dado rail, picture rail. Radiator.

SITTING ROOM Double glazed doors opening to the garden taking in the sea views, double glazed sash style window to the side garden. Ashburton marble fireplace, marble hearth, cast iron inset, coal effect gas fire. Feature figured and coved ceiling. Two wall light points. Two radiators. Double doors to sitting room (2).

VIEWING BY APPOINTMENT ONLY

SITTING ROOM (2) Two double glazed sash style windows, operating shutters. Feature figured and coved ceiling. Two built in tall bookcases. Door to entrance hall.

STUDY Double glazed sash style window to the front, shutters. Minster stone fireplace, log burner stove. Two recesses with book shelves. Picture rail. Radiator.

DINING ROOM Double glazed windows overlooking the garden, shutters. Two ceiling light points. Radiator. Door to:

KITCHEN/FAMILY DINING ROOM Double glazed window and doors opening to the garden, double glazed Velux window. Deep tiled recess with four oven gas Aga. Inset Belfast sink, cupboards and dishwasher beneath, Quartz work top on two sides, recess with shelves, cupboards beneath. Free standing kitchen furniture which is not necessarily included in the sale. Space for side by side fridge/freezer. Polished limestone floor. Door to entrance hall.

UTILITY ROOM Plumbing for washing machine. Wall mounted gas fired central heating boiler. Trip switch fuse boxes. Quarry tiled floor. **CLOAKROOM** Double glazed window, obscure glass. Fully tiled walls. Close coupled WC, pedestal wash basin. Quarry tiled floor.

FIRST FLOOR ACCOMMODATION From the entrance hall staircase with Georgian style handrail and square spindles rises to the half landing. Leaded light stained glass window.

BEDROOM (5) Double glazed window overlooking the garden and surrounding area towards the sea. Door to **STORE ROOM** Double glazed window. Radiator. Access to loft. **EN-SUITE SHOWER ROOM** Double glazed window, obscure glass. Fully tiled wall walk-in shower, two plate glass panels, plumbed shower unit, pedestal wash basin, close coupled WC. Radiator.

Six steps rises to the first floor landing. Coved ceiling.

BEDROOM (1) Double glazed windows with views over the garden and surrounding area towards the sea. Walk-in wardrobe with light, extractor fan. Picture rail. Radiator.

BEDROOM (2) Double glazed bay windows with views over the garden and surrounding area towards the sea. Coved ceiling. Radiator. **EN-SUITE SHOWER ROOM** Fully tiled walls. Walk-in shower, plate glass panel, plumbed shower unit, WC with concealed cistern, wash hand basin, mixer tap, cupboards beneath, mirror over. Plumbed chrome towel rail/radiator. Extractor fan.

BEDROOM (3) Double glazed sash style windows looking to the garden with the sea beyond. Coved ceiling. Radiator. **EN-SUITE SHOWER ROOM** Three quarter tiled walls. Shower cubicle, folding doors, electric shower, pedestal wash basin, close coupled WC, two mirrors. Extractor fan. Radiator.

BEDROOM (4) Double glazed sash style window to the entrance. Small original fireplace, tiled inset. Picture rail. Radiator. Access to loft.

BATHROOM Double glazed sash style window. Bath with tiled surrounds, close coupled WC, pedestal wash basin, tiled splashback, mirror with illumination. Radiator.

THE LODGE Situated to the side of the main house, independently accessed. Front door into **OPEN PLAN KITCHEN/DINING ROOM** Work tops on three sides extending to a breakfast bar. Door to **LIVING ROOM** Double glazed windows to the garden, part glazed door to the outside. Radiator. **CLOAKROOM** Close coupled WC, wall mounted wash basin. **UTILITY ROOM** Plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler.

FIRST FLOOR ACCOMMODATION From the kitchen/dining room staircase with traditional balustrading, handrail and spindles, rises to the first floor landing. **BEDROOM (1)** Bay window overlooking the gardens, recess with 'V' shaped double glazed window. Radiator. **BEDROOM (2)** Window to the front. Radiator. **BEDROOM (3)** Double glazed window. **BATHROOM** Double glazed window. Fully tiled walls. Shaped panelled bath, mixer tap, plumbed shower over, feature tiling, wash basin set in vanity unit, close coupled WC.

OUTSIDE The property is approached from Meadfoot Sea Road through a secure gated entrance across a driveway leading to the property, providing excellent parking area continuing to the **DOUBLE GARAGE** Stone steps to the side of the garage rise to the rear boundary through a natural garden. To the side of the property is a flagstone path and a level lawn bounded by hedging enjoying sea views, with a further raised garden and level seating area capturing views to the south and west. The Lodge is approached from the end of the driveway with a flagstone path leading to the front door, garden to the side, bounded by a high limestone wall.

SERVICES Mains water, electricity, gas and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. (Main house and Lodge).

CURRENT PROPERTY TAX BAND F (Payable 2023/2024 £3080.63).

VIEWING By appointment with the Vendors Agents









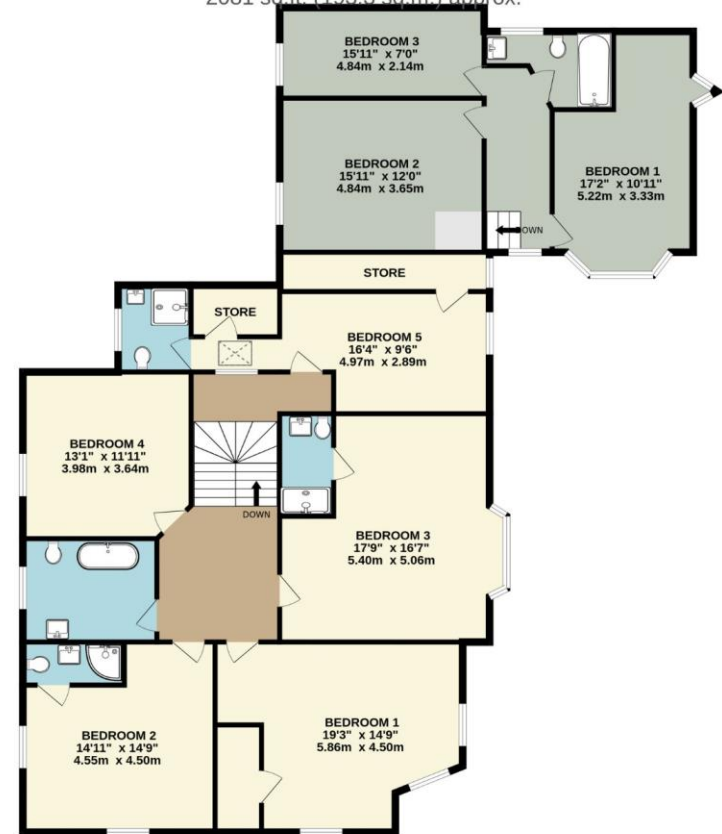




GROUND FLOOR
2422 sq.ft. (225.0 sq.m.) approx.

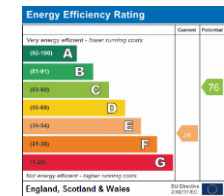
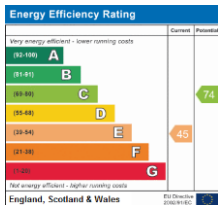


1ST FLOOR
2081 sq.ft. (193.3 sq.m.) approx.



TOTAL FLOOR AREA : 4503 sq.ft. (418.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Lodge



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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.