



**JOHN COUCH**  
THE ESTATE AGENT

Woodlands Hunsdon Road  
Torquay Devon

**£1,350,000 Freehold**



Woodlands Hunsdon Road  
Torquay Devon TQ1 1QB

£1,350,000



**Set in secluded south facing gardens Woodlands has been painstakingly and extensively restored by the current owners offering a truly stylish and elegant home**

Sitting room ■ Dining room ■ Kitchen ■ Conservatory  
Study ■ Utility ■ Shower room ■ Gym  
6 bedrooms ■ 2 bathrooms  
Cellar ■ Gardens ■ Off road parking

#### FOR SALE FREEHOLD

This elegant villa dates from the late Victorian era and cleverly retains many features typical of the period whilst incorporating the necessities of luxury modern day living. Approached via a gate on a pillared entrance the driveway provides secure parking and the south facing gardens offer a peaceful and private haven.

#### POSITION

Located within the Warberries Conservation area and set amidst similar properties, Woodlands is convenient for the harbourside and close to the nearby village community of Wellswood, with its church, school, pub, restaurants, cafes and shops. The road winds gently through Ilisham Valley to the beach at Meadfoot where you will find parking and a beach cafe.

#### GROUND FLOOR

The original front door leads to a vestibule with Minton style floor tiles and an arched window giving natural daylight. Inner doors, with stained glass windows and surround, lead to the hallway with staircase rising to the first floor.

The ground floor offers an excellent array of rooms with a superb kitchen/dining room and a large living room both with original fireplaces together with new wood burners. South facing bay windows make these rooms wonderfully light and from the living room there is also access to the sun terrace.

The ground floor also offers a large study, conservatory, shower room, utility room and a gym but this could easily be a downstairs bedroom if desired.

A door from the rear hallway conceals a staircase which descends to the cellar providing good storage, recently damp proofed. A secondary staircase leads to the upper floor at the rear and there is access to the rear courtyard and outbuildings.

#### FIRST FLOOR

The primary staircase with its original balustrade gently rises from the hallway to the upper landing, which is flooded with natural daylight from a generous double glazed skylight which encompasses the original restored stained glass.

There are two sizeable double bedrooms, both south facing. with expansive bay windows overlooking the garden, one with access to the Jack and Jill bathroom and both with original marble fireplaces. The bathroom has a free standing bath as well as a walk-in shower and can be accessed from either the landing or from bedroom two.

**VIEWING BY APPOINTMENT ONLY**

There are four further bedrooms, most with original fireplaces, there is also a fabulous shower room with walk in shower cubicle and twin handbasins.

### **GROUNDS AND GARDENS**

From the rear hallway is a courtyard with a brick built garden store and separate glass house, both now in need of renovation.

The principal gardens lie to the south side of the villa where there are mature trees, shrubs and a large level lawn. A sun terrace runs along the southern side of the house with access from the living room or conservatory. A paved area with stone balustrade provides a perfect suntrap.

### **FEATURES**

Original front door with stained glass above  
Minton style tiled entrance  
Original fireplaces (2 with new wood burners)  
Restored stained glass  
Re-plumbed  
Re-wired  
All LED lighting  
New gas-central heating boiler  
New roof incorporating 28 solar panels\*  
currently providing the electricity needs  
including for car charging  
All windows replaced following the original  
style with Accoya, high performance,  
sustainable wood, double glazed  
New vintage style radiators

Engineered oak floors to the ground floor  
Encaustic tiles to the ground floor bathroom  
Marble tiles to the principal bathroom  
Farrow & Ball paint  
Bespoke kitchen from The White Kitchen\*\*  
Quality appliances including double ovens  
dishwasher, an induction hob with built-in extractor  
and a Quooker Tap

\* *Hanwha – top of the range Q Cell panels with  
estimated annual generation of 9500kw*

\*\* *The White Kitchen Company – a UK based  
company creating bespoke timeless shaker  
design, with superb functionality and high-quality  
craftsmanship*

### **AREA**

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by an international marina and a delightful array of shops, galleries, and cafes. There are many bars and restaurants dotted along the waterside offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular coastal town of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties nearby offer many opportunities for leisurely days away from the coast.

The excellent communications links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the nearby vibrant cities of Exeter and Plymouth and the international airport at Exeter provides a gateway to destinations further afield.

### **SERVICES**

Mains water, gas, electricity including solar panels and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

### **CURRENT PROPERTY TAX BAND G**

(Payable 2023/2024 £3554.57)

**VIEWING** By appointment with the Vendors Agents

















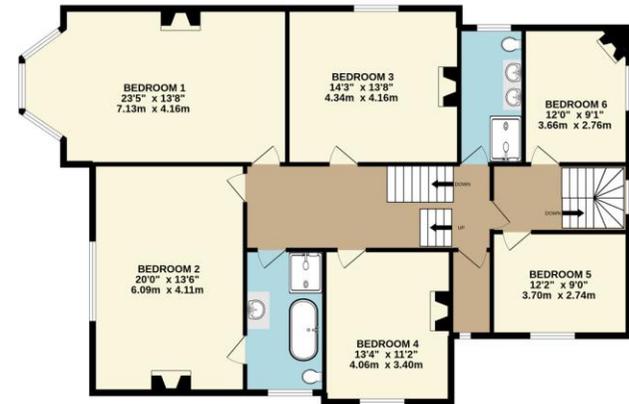
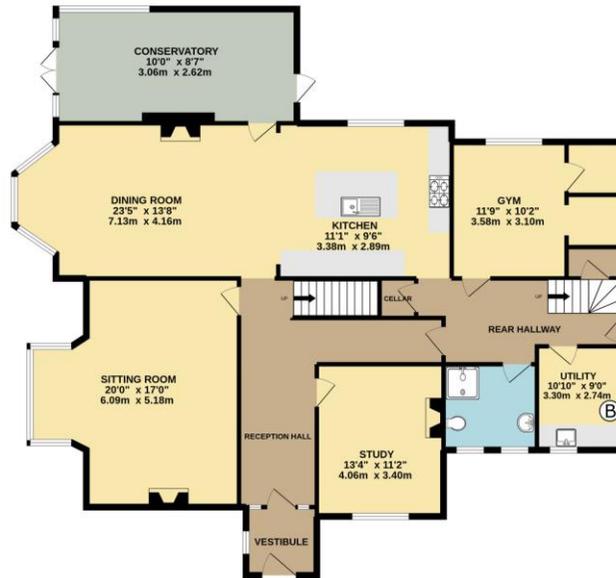
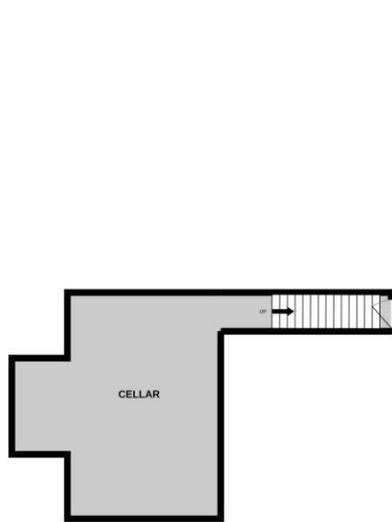




CELLAR  
364 sq.ft. (33.8 sq.m.) approx.

GROUND FLOOR  
1849 sq.ft. (171.8 sq.m.) approx.

1ST FLOOR  
1545 sq.ft. (143.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

Net energy efficient - higher rating costs  
England, Scotland & Wales

TOTAL FLOOR AREA : 3757 sq.ft. (349.1 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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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 effect your decision to buy, please contact us before viewing the property.