



**JOHN COUCH**  
THE ESTATE AGENT

1,500,000

4 Lydwell Road  
Torquay Devon

**£1,195,000 Freehold**





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Torquay Devon TQ1 1SN

£1,195,000



**In one of Torquay's most desirable locations this spacious and well maintained home enjoys seclusion and privacy**

Entrance hall ■ Dining room ■ Sitting room ■ Cloakroom  
Kitchen ■ Utility room ■ Vestibule  
5 bedrooms ■ Bathroom ■ Balcony  
Double garage ■ Parking ■ Extensive gardens

#### **FOR SALE FREEHOLD**

This gracious and quietly impressive 1930's era house retains many features typical of the period and enjoys views towards Lyme Bay, it boasts a sweeping 'in and out' drive, ample parking, double garage, and extensive park-like grounds giving a calming sense of seclusion.

#### **LOCATION**

It is found on the edge of the Warberries Conservation area in a 'no-through-road' of individual homes set in large plots. Lydwell Road is close to the nearby village community of Wellswood, with its church, school, pub, restaurants, cafes and shops. The road here winds gently down through the Ilsham Valley past the green and to the beach at Meadfoot where you will find parking and a beach cafe.

#### **INTERIOR**

Designed and built by the architect as his own family home, this most attractive property is accessed via a vestibule which leads to the large and light filled original entrance hall with turned staircase giving access to the two well proportioned reception rooms, kitchen, utility/boot room, WC and a further cloakroom/WC.

The sitting room and dining room both have large bay windows which are typical of the period and both rooms are dual aspect and flooded with light. It is believed that the large sitting room was originally two rooms, and this arrangement could be reinstated if desired.

Upstairs a spacious landing with a large window gives views over the garden to the rear. There are five bedrooms in total, two with fine views over the lovely gardens at the rear, one to the front aspect is currently used as a dressing room and opens to the first floor balcony which runs the whole width of the house. The two principal bedrooms to the front are both double aspect rooms with large bay windows giving views to Lyme Bay. There is large family bathroom with built-in shower and corner bath, and a separate WC.

**VIEWING BY APPOINTMENT ONLY**

## **GROUND AND GARDENS**

This charming home is wrapped within its own grounds and approached over a sweeping 'in and out' driveway giving access to a large detached double garage with electric door. Adjacent to this on the east boundary is a further concealed, gated parking area suitable for a car or boat, there are further areas suitable for parking on either side of the plot.

To the front there are high hedges giving privacy and an abundance of mature shrubs and fine trees. Two areas of lawn separate the driveway and there is a terrace, which can be accessed from the sitting room, running the width of the house at ground floor level.

To the west side is a large paved sun terrace and a further terrace with swimming pool (currently decommissioned) which is accessed from steps at the rear. The extensive park like grounds surround the house with several lawned areas edged with many well-established shrubs giving year round interest and interspersed with many fine specimen trees.

## **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 Exeter and Plymouth and the international airport at Exeter provides a gateway to destinations further afield.

## **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 H** (Payable 2022/2023 £4056.82).

**VIEWING** By appointment with the Vendors Agents





































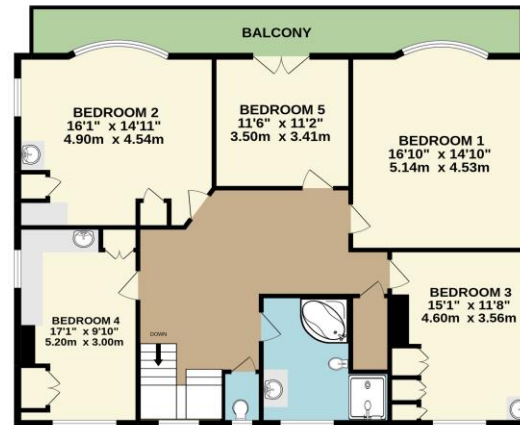




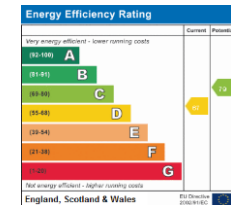
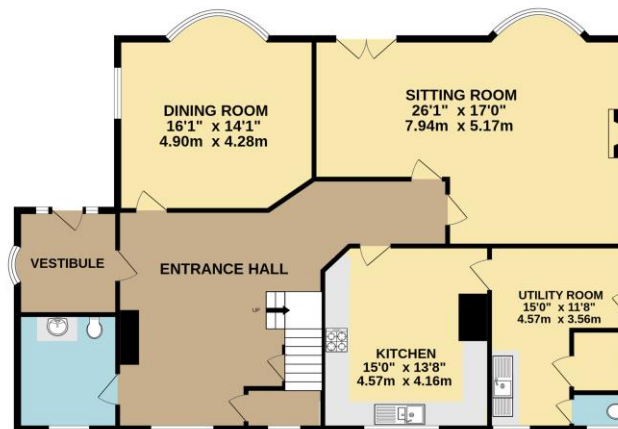
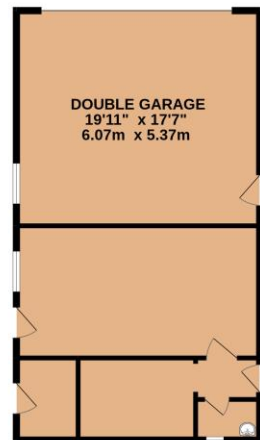




GROUND FLOOR  
2195 sq.ft. (203.9 sq.m.) approx.



1ST FLOOR  
1347 sq.ft. (125.2 sq.m.) approx.



TOTAL FLOOR AREA : 3542 sq.ft. (329.1 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.





**JOHN COUCH**  
THE ESTATE AGENT

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

[www.johncouch.co.uk](http://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 effect your decision to buy, please contact us before viewing the property.