



**JOHN COUCH**
THE ESTATE AGENT

Spinney Mount
Middle Warberry Road Torquay Devon
£1,250,000 Freehold



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£1,250,000



A lovely family 4/5 bedroom home with bay views, flexible additional accommodation and landscaped grounds featuring a huge, curved terrace and a new enclosed pool

Entrance hall ■ Kitchen/breakfast room ■ Dining room ■ Sitting room ■ Balconies
3 bedrooms ■ Bedroom (4)/office ■ En-suite ■ Bathroom ■ Utility/cloakroom ■ Laundry room
Lower ground floor with kitchen, living room, bedroom 5, dressing room, store, cloakroom, shower room
Conservatory ■ Gardens ■ Enclosed pool ■ Garage

FOR SALE FREEHOLD

Spinney Mount is a unique Arts & Crafts style home that has undergone many sympathetic improvements whilst retaining the layout and many features of the original house. The updates include a new roof and guttering to the house and garage, extension of the driveway with secure access via a gate in the wall, re-fitted kitchen, utility room, laundry room, lift and newly fitted bathrooms, with opportunities for further enhancements to suit the purchaser's own requirements. At garden level there is flexible secondary accommodation that could provide a separate apartment and to the side is a garage and off road parking. The newly landscaped gardens are south facing enjoying a good deal of sunshine and privacy with a stunning, curved terrace as the centrepiece and a new enclosed swimming pool providing a superb leisure facility.

LOCATION

The property is located on the lower southern slopes of Warberry Hill, in the sought-after Warberries Conservation area which is convenient

for the harbourside and Marina and local beaches at Anstey's Cove and Meadfoot. Nearby are the excellent local amenities available at the village style community of Wellswood with a selection of shops catering to everyday needs, cafes, restaurants, pub and church.

INTERIOR

A traditional stone wall with inset wooden gates frames the entrance courtyard providing a sheltered approach to the front door and a separate door to the garage. The front door opens to a welcoming hallway with access to the sitting room located to the left side. This dual aspect room is flooded with light and the full length doors frame extensive views towards the bay and give access to a small balcony. Well proportioned, the room has a display alcove, cornicing and original picture rail whilst the Minster stone fireplace with electric log effect fire provides a cosy focal point during the colder months.

The spacious dining room is located to the centre of the house and has a square bay providing the perfect place for a window seat and giving southerly views over the gardens. Adjacent to the dining room is the kitchen/breakfast room which is double aspect with two windows to the side courtyard and lovely views over the garden to the south. The kitchen has a large walk-in pantry and an original serving hatch.

The kitchen has been newly fitted with an excellent range of units topped with contrasting wooden countertops. A new range cooker has been perfectly located within the recess and a central island is topped with granite. The room has been designed to allow space for a dining table to be located in front of the full length glass doors where the views across the balcony to the gardens and beyond can be enjoyed.

VIEWING BY APPOINTMENT ONLY

From the rear of the kitchen there is access to a WC/utility room and a separate laundry room with direct access to tiered decking. Returning to the hallway an original oak staircase with traditional balustrading rises to the first floor with alternative access via a new remote controlled Stiltz Trio Plus lift.

On the first floor are four double bedrooms with three of these enjoying southerly views over the gardens and surrounding area into Tor Bay. The principal bedroom has an en-suite bathroom/dressing room with walk-in bath and separate shower. The other two south-facing bedrooms have built in wardrobes whilst a further bedroom located to the front of the house has been superbly fitted for use as a home office. A large family bathroom with separate shower and free-standing bath completes the accommodation to the first floor.

Returning to the entrance hallway the staircase descends to garden level where there is further accommodation comprising a double bedroom with a large dressing room, a shower room with separate WC, a large store room, fully fitted kitchen and a superb living room where three arched windows overlook the terrace and gardens and a door gives access to the outside space. This floor can also be accessed separately through the secure gate in the stone wall on the driveway with steps to the garden. A new gas boiler services this floor separately.

OUTSIDE

The park like grounds at Spinney Mount are a real feature of the property providing areas for relaxation, exercise and leisure.

The centrepiece is a large south-facing curved porcelain terrace which provides the perfect place to dine al-fresco or relax in sun loungers. Porcelain steps gently flow into the gardens which are laid out to provide several areas of lawn interspersed with mature trees, shrubs, colourful perennials and fruit trees.

Within the grounds is a conservatory, a new garden shed and a superb swimming pool set onto a large terrace and covered by an arched enclosure. This clever structure forms a pool room and provides insulation making the pool usable all year round. In summer months the sliding side panels and doors at either end open to create a wonderful inside/outside space with 6ft clearance. The pool which is 1.2m deep is heated by an air-source heat pump and has a remote-controlled insulated cover, automatic robotic cleaner and an 'Endless Pool' adjustable current machine.

At the front of the house to the east side is a garage with new automated roller door and off-road parking for several cars.

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international Marina and a range of shops, galleries and cafes.

There are many bars and restaurants dotted along the waterfront 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 also available. 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, bowls, rugby, football and cricket available close by.

COMMUNICATIONS

The excellent communication 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 vibrant cities of Exeter and Plymouth and an 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 G (Payable 2024/2025 £3721.41)

MOBILE PHONE COVERAGE

02, EE, Three, Vodafone (Ofcom Data estimated)

BROADBAND Standard (ADSL) and Superfast (FTTP) available (Ofcom Data estimated)







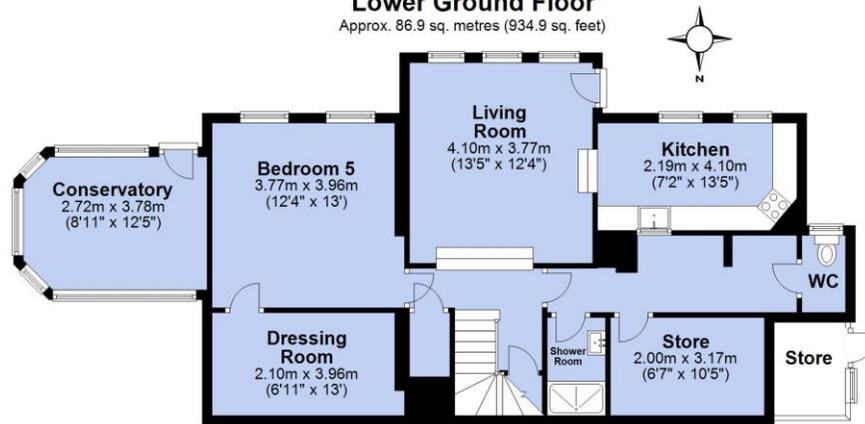






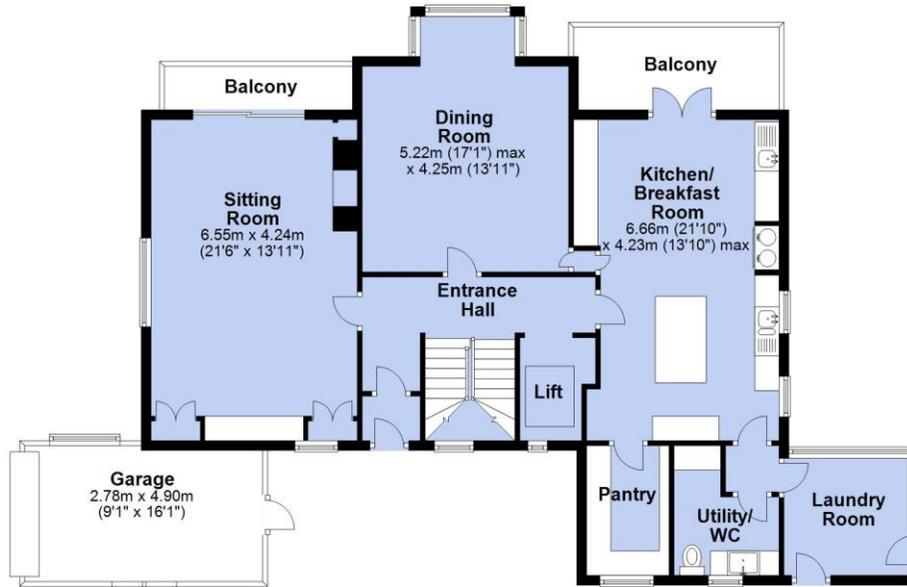
Lower Ground Floor

Approx. 86.9 sq. metres (934.9 sq. feet)



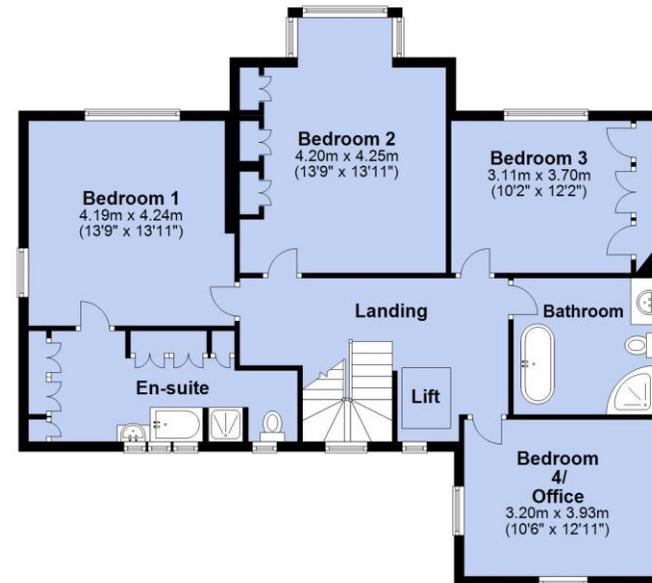
Ground Floor

Approx. 108.4 sq. metres (1167.3 sq. feet)

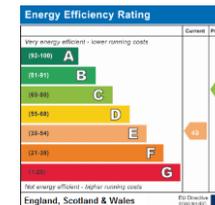


First Floor

Approx. 101.9 sq. metres (1096.4 sq. feet)



Total area: approx. 297.2 sq. metres (3198.6 sq. feet)



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.