



**JOHN COUCH**  
THE ESTATE AGENT

Higher Warberry House  
Torquay Devon

**£2,000,000 Freehold**



# Higher Warberry House Torquay Devon TQ1 ISA

## £2,000,000 Freehold



With exceptional proportions, retaining echoes of its gracious past, Higher Warberry House is a Victorian Villa of Italianate style capturing southerly views across Tor Bay to Berry Head, set in a conservation area, its gardens and grounds offering an oasis of calm and privacy

### FOR SALE FREEHOLD

This handsome Grade II-listed Victorian Villa was constructed c1870 and displays many Italianate features fashionable of the period. In recent years sympathetic upgrades and improvements have introduced modern-day comforts and amenities whilst the fine architectural features and details have been carefully preserved. Unfolding over two floors and providing over 9000 square feet of accommodation, the interiors have been sensitively decorated and have elegant touches in keeping with its bygone age.

### LOCATION

Set at the heart of a sought-after conservation area on the southern slopes of Warberry Hill not far from the harbourside and marina, the house is also close to the local amenities of Wellswood. The village style community has a church, school (subject to catchment rules) pub, cafes, shops, French patisserie and restaurants. From Wellswood the road flows through Ilisham Valley to the beach at Meadfoot where you will find parking and a café with a waterside terrace.

### INTERIOR

Approached through automated gates, the driveway winds to the front entrance where the paired Doric columns and portico provide a grand entrance. The front door opening to a vestibule complete with what is believed to be Minton floor tiles. The inner door and side panels have stained glass depicting Aesop's fables and in turn open into a spacious hallway where the impressive scale of this home first becomes apparent.

The hallway is detailed with rich plasterwork and intricate cornicing which continues into the principal reception room which has decorative pediments over the doorways and original marble fireplaces. These fine ornamental details indicate the status of the original owner of this house but it is the sheer scale and stunning views through full-length canted bay windows across the gardens into the bay which combine to make this room truly breathtaking. This imposing space spans the whole southern flank of the house providing an exceptional room for entertaining in a grand style.

A secondary reception room also has a canted bay window set with full length panes of glass giving views and access to the east garden. This well-proportioned room was probably used for more intimate occasions yet is still replete with period details including a most striking marble fireplace complete with an Art Nouveau style copper inset.

From the main entrance hall a door opens to the study which has good natural daylight provided by the large sash window and there is an original fireplace with carved wood surround incorporating bevelled mirrors. From the entrance hall a door opens to the inner hallway where there is a music room with cast iron fireplace inset with decorative tiles, plus a cloakroom with WC.

From the inner hallway a further door opens to the rear corridor and additional accommodation. To the front of the house is a large room currently used as a games room but which could provide a ground floor bedroom, adjacent is a WC and shower room incorporating a large built-in sauna.

**VIEWING BY APPOINTMENT ONLY**

Continuing along the corridor the kitchen/breakfast room has been fitted with pear-wood finish wall and base units with a feature island and black granite countertops. The room still retains the spirit of the Victorian age where the gas-fired, four-oven Aga has been cleverly fitted into a recess, space has been provided for free-standing furniture and a fridge/freezer. Full length windows and French doors open to the terrace and gardens beyond and in front of the windows space is provided for a table and chairs ideal for casual dining.

Adjacent to the kitchen/breakfast room is a delightful snug which can be closed off from the kitchen with glass panelled doors. This room has large windows overlooking the gardens and a separate door returning to the corridor. Completing the accommodation at the ground floor is a walk-in pantry with fitted shelving, a laundry room and a WC. A door to the rear of the corridor opens to the outside, there is also access to the rear staircase.

Returning to the entrance hall the wide staircase with mahogany handrail rises to a half landing where a full length arched window overlooks an atrium that floods the stairway with natural daylight. A large family bathroom is located here and the staircase then turns and rises to the first floor landing.

There are two principal bedrooms, both with original fireplaces and canted bay windows, giving outstanding southerly views across the grounds to the lighthouse at Berry Head continuing to follow the curve of Tor Bay. Both bedrooms have en-suite bathrooms, each incorporating wardrobe space, each with bathrooms en-suite, with one bathroom having a door returning to the landing. There are two further large double bedrooms one with views over the gardens to the east and one to the west

The corridor returns to the service wing where there is a complete two bedroom guest suite comprising, a pleasant sitting room, fully fitted modern kitchen/dining room, kitchenette/laundry. Bedroom one has a westerly aspect, an original fireplace and en-suite bathroom. Bedroom two overlooks the east garden and there is also a family bathroom with bath and separate shower cubicle.. A store cupboard has been created in what is known as 'the bridge' which was a later addition to the house and built to provide access to the coach house, which is now in separate ownership with access from Cedars Road.

Returning to the ground floor a door and stairs from the rear hallway descend to the cellars which incorporate a workshop, wine cellar, store room and boiler room, together with a door giving outside access.

#### **OUTSIDE**

The delightful gardens and grounds extend to approximately 1.4 acres (stated by the seller) affording the house complete privacy and a sense of tranquillity. Adjacent to the south side of the house is a terrace providing the ideal place to dine al-fresco whilst enjoying the wonderful bay views. An additional terrace outside the kitchen/breakfast room is an intimate space perfect for enjoyment of the morning sun whilst a further terraced area continues the Italianate influence including a fountain and an octagonal slate-roofed summer house. The garden has an abundance of specimen trees and fine shrubs which can be explored from a pathway that follows the boundary leading around the grounds, encircling the level lawn. After dark the gardens take on a new dimension with atmospheric lighting creating a magical ambience.

Close to the house is a brick built gardener's bothy with sink and WC and following the driveway past the entrance to the house is a turning area and open-fronted garage providing covered parking for multiple 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 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.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

#### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter and ferry port at Plymouth provide gateways 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 £4465.70**  
(Payable 2024/2025 )











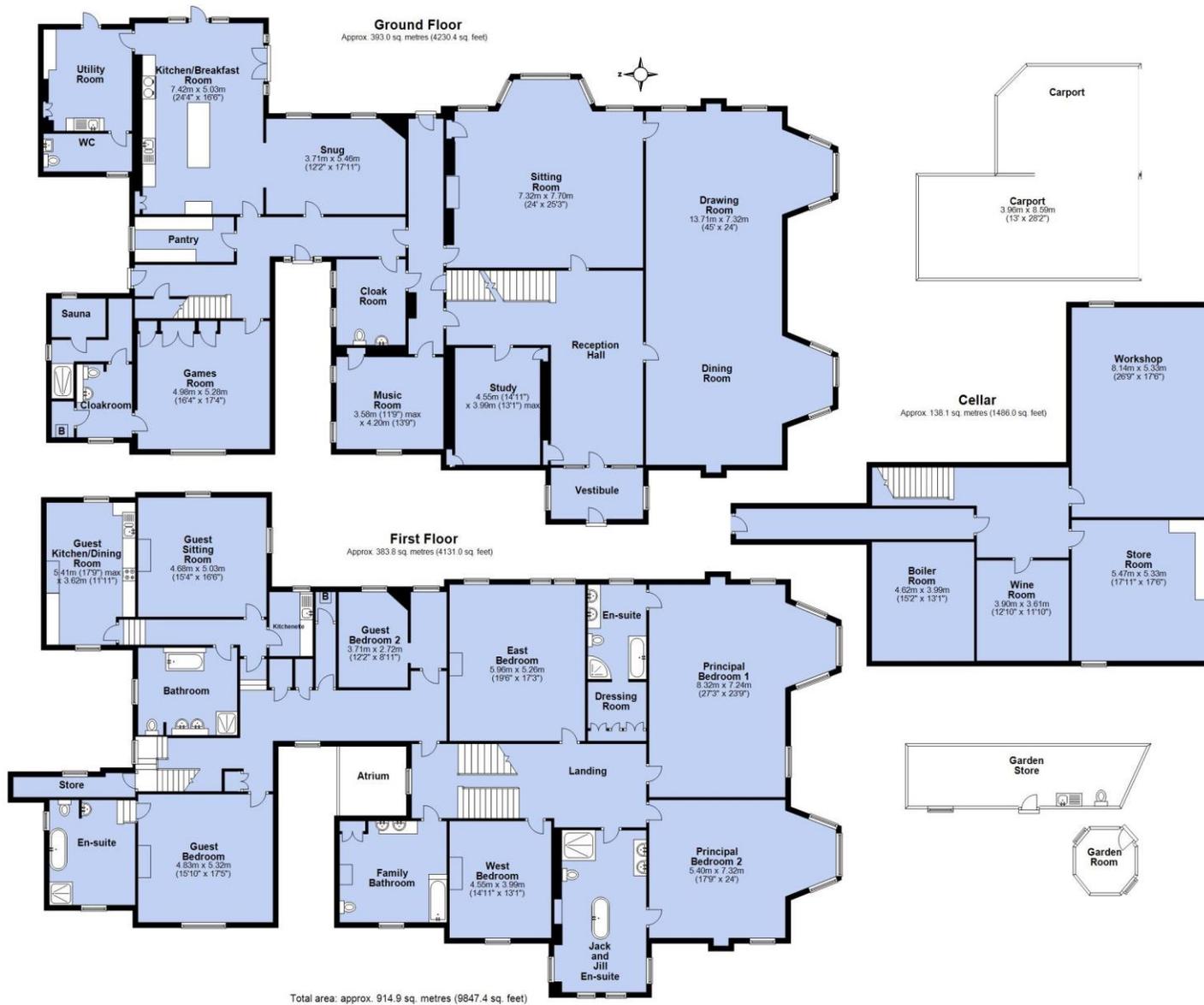












Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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