



**JOHN COUCH**  
THE ESTATE AGENT

The Cedars  
Lincombe Hill Road Torquay Devon

**£1,350,000 Freehold**



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Lincombe Hill Road Torquay Devon TQ1 2HN

£1,350,000



**With many retained original features, this handsome five bedroom Victorian Villa is located in the heart of Wellswood, with parking, garage, and well established south-west facing gardens**

#### **FOR SALE FREEHOLD**

Built c1850, the villa is of classical style subtly transported into the 21<sup>st</sup> century whilst retaining the essence of its historic origins with preserved original features. The south-west facing garden has a principally level lawn and a tandem garage provides parking for two cars with additional driveway parking.

#### **LOCATION**

The Cedars is in a sought-after Conservation area set amidst other period homes and is just a short walk from the village style community of Wellswood which offers superb local amenities including French patisserie, delicatessen, convenience stores, independent shops, salons, cafes, restaurant, a popular pub, Church and primary school.

There is an excellent bus service on the nearby Babbacombe Road with nearby beaches at Ansteys Cove and Meadot.

#### **INTERIOR**

From the driveway a few steps rise to a decorative arched entranceway where the lobby has Minton style floor tiles. Architectural arches are a striking motif that continue throughout the house with the inner door being another example, this one being magnificently inset with decorative glass. The entrance hall has impressive proportions and to the left side a glass panelled archway and door opens to a fine study which overlooks the front driveway and has a period fireplace to one wall.

The formal dining room and large drawing room, both with decorative fire surround, are excellent spaces for entertaining on a grand scale. The sitting room provides a more intimate space with a log-burner making a cosy focal-point during the colder months. The original orangery has been fully re-built and is designed for enjoyment of the garden year round with the inclusion of new under-floor heating.

The kitchen is fully fitted with bespoke, period style units, the layout designed to incorporate a gas-fired Aga. The contrasting black granite countertops provide excellent workspace and there is also ample room to accommodate a table and chairs, making it perfect for casual dining. A small adjacent room with a sink provides additional storage and preparation space.

Returning to the hallway the grand staircase gently rises to a landing naturally illuminated by the original window with decorative glass.

A fine contemporary bathroom with heritage style tiles and separate WC can be found at this level before the staircase turns and rises a few more steps to the first floor landing.

**VIEWING BY APPOINTMENT ONLY**

The principal bedroom is of excellent proportions and offers fine views across the gardens. There are superb built-in period style wardrobes and the contemporary en-suite bathroom has a bath designed to incorporate a shower to one end.

Bedroom two also enjoys lovely views over the gardens and has an original fire surround and a range of custom built wardrobes which cleverly conceal a small shower room. The bedroom accommodation continues with three further bedrooms, all of good proportions and with views across the grounds.

Descending the staircase to the entrance hall a doorway to the rear gives access to the lower ground floor.

This level provides superb ancillary accommodation which mirrors the floorplan of the house and with most of the rooms having windows providing natural daylight and ventilation makes it a very usable space.

The accommodation at this level currently provides a family/games room, original wine cellar, laundry room, boiler room and various large storage rooms. This superb ancillary accommodation also has a door opening directly to the garden.

## **OUTSIDE**

From the road the driveway divides leading either to the front of the house or to the parking area and tandem garage which provides undercover parking for two cars.

Adjacent to the house are terraces which offer a good deal of privacy and are positioned to capture maximum sunshine throughout the day with space for al-fresco dining and relaxation.

Borders to the edges of the terraces have many mature plants that provide good colour and interest throughout the seasons with fine specimen trees and good hedging to the boundaries. An original potting shed remains and there is a large, mostly level lawn which is perfect for energetic pursuits and is smartly edged by a gravel path that traverses the grounds.

## **NOTE**

The original servant's quarters which adjoin the rear of the house are currently arranged as two independent apartments, used for letting purposes.

The two apartments are available to purchase if required.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators, the central heating system is cleverly zoned to enable selection of temperature and operation on the various floors.

## **CURRENT PROPERTY TAX BAND**

G (Payable 2024/2025 £3899.72)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)























**Approximate Gross Internal Area 5168 sq ft - 480 sq m**

Lower Ground Floor Area 1306 sq ft - 121 sq m

Ground Floor Area 2159 sq ft - 201 sq m

First Floor Area 1371 sq ft - 127 sq m

Garage Area 332 sq ft - 31 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	80
EU Directive 2002/91/EC			



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 effect your decision to buy, please contact us before viewing the property.