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THE ESTATE AGENT

Cranford Cedars Road
Torquay Devon
£850,000 Freehold



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Torquay Devon TQ1 1SB

£850,000 Freehold



Dating from the Victorian era, this deceptively spacious and unique period home has four bedrooms, flexible living spaces, study, private courtyard style gardens, gated parking and a large attached double garage with storage

- Conservation area close to beaches and amenities
- Period home ■ 2 reception rooms ■ Study ■ Cloakroom/WC
- Kitchen/dining room ■ Utility room ■ 4 bedrooms ■ En-Suite
- Family bathroom ■ Double garage ■ Balcony ■ Courtyard gardens

FOR SALE FREEHOLD

Tucked away behind a traditional stone wall this four bedroom detached home has been revived and extended over the years, with modern interventions complimenting the retained period charm and original details. Thought to have been the service cottage to a Victorian villa, this deceptively spacious home has flexible accommodation, secure gated parking, courtyard style gardens and a double garage.

LOCATION

Cranford is privately set in the Warberries Conservation area which is sought after for its period ambiance and fine Victorian architecture. It is only a short distance from the village style community of Wellswood where there is a parish church, pub, shops, salons, convenience stores, delicatessen, French patisserie, post office, pharmacy, restaurant and cafes.

This location is within easy reach of the harbourside and facilities of the town with local buses available nearby. The beaches at Meadfoot and Anstey's Cove with their waterside cafes are also within easy reach.

INTERIOR

The front door opens to a spacious hallway where the sitting room can be found on the left side. With spacious dimensions and high ceilings this elegant room is grounded by timber floorboards whilst large windows flood the room with light. To the rear of the room a door opens to the study which has a gently curved wall and windows on two sides.

Returning to the entrance hall there is a cloakroom/WC and double doors opening to an intimate snug that has ceiling beams and a rustic log-burning stove that gives the room a cocooned and cosy ambiance.

A further door opens into the adjacent kitchen/breakfast/dining room.

The characterful kitchen is a large L-shaped room with exposed timbers and an excellent range of country style wall and base units capped with contrasting wooden countertops. There is space for a range style cooker and to one side a wrap-around breakfast bar provides the perfect space for casual dining.

This open-plan space has been perfectly zoned to provide a distinctive dining space created within a slightly raised area that is partially separated from the main kitchen by timber beams.

From the kitchen there is direct access to the garage and also to a utility room that has plumbing and space for laundry appliances with a further door opening to the rear of the house.

VIEWING BY APPOINTMENT ONLY

From the snug the staircase rises to the first floor landing where the sloped ceilings and many exposed beams showcase the heritage of the house and a large south facing window has a fitted window seat beneath.

The principal bedroom is impressive with a high vaulted ceiling and windows on three sides providing views over the surrounding area. Bedroom two has doors opening to a balcony having a south/west aspect. This room has a contemporary en-suite shower room with a window to the side.

There are two further good sized bedrooms with views over the rear aspect whilst a family bathroom completes the accommodation.

OUTSIDE

The outside space has been designed to be low maintenance with three separate areas for relaxation. A decked terrace within the courtyard provides a space for al-fresco dining whilst a separate seating area provides an alternative space for garden furniture and a hidden raised terrace is the perfect place to relax and enjoy the late afternoon sunshine.

From Cedars Road stone pillars mark the entrance to the driveway over which the neighbouring house has shared access. Secure gates to Cranford open to the parking area. The double garage is linked to the house by way of an internal door and there is ample space for two cars with additional storage.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual seafood festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay being a natural safe haven attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

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.

Torquay has many schools with an independent school at St Marychurch and a good selection of primary and secondary schools around the bay including grammar schools in both Torquay and Churston (subject to catchment area and entry rules).

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 international airport at Exeter provides a gateway to destinations further afield.

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

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2024/2025 £3225.23)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)









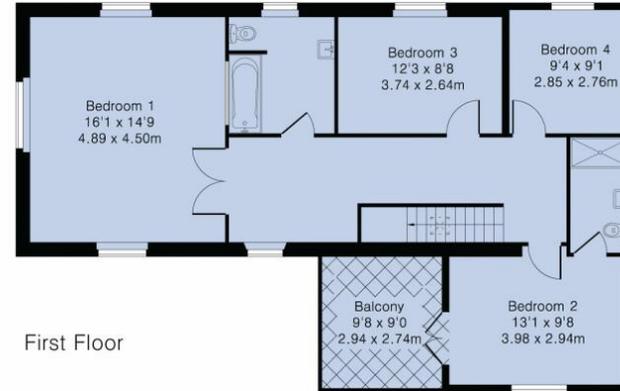




Approximate Gross Internal Area 2508 sq ft - 233 sq m

Ground Floor Area 1569 sq ft – 146 sq m

First Floor Area 939 sq ft – 87 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Standard	78



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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