



**JOHN COUCH**  
THE ESTATE AGENT

Pendennis, Little Pendennis & The Cot  
Seaway Lane Torquay Devon  
**£1,300,000 Freehold**



# Pendennis, Little Pendennis & The Cot

## Seaway Lane, Torquay Devon TQ2 6QG

£1,300,000



In an unrivalled position on the seafront promenade and with spectacular views into Tor Bay this unlisted Victorian Villa with south-facing parking, gardens and two independent apartments has been in the same family for over ninety years and is now ready for a transformative renovation

### FOR SALE FREEHOLD

Pendennis is a fine Victorian Villa built c1868 and is considered a house of architectural importance within the Chelston Conservation area. This detached house was divided during the last century with the creation of two independent apartments in the old servant's wing leaving the principal rooms within the main house. These apartments currently provide a letting income.

### LOCATION

Pendennis was built in this prime location to take advantage of the spectacular sea views and all that Torquay has to offer. It is set within the Chelston Conservation area which has a visible legacy of gracious Victorian residences. Within a short walk along the promenade are hotels, restaurants, the harbour, marina, Princess Theatre and the sandy beach at Torre Abbey Sands. Torquay railway station is also within easy walking distance. Extensive local amenities are available at the nearby village style communities of Walnut Road and Old Mill Lane.

### INTERIOR

Approached from Seaway Lane the driveway leads to the original front door which opens to a lobby where a second partially glazed door opens to the hallway. The reception rooms of the original villa are well-proportioned with high ceilings, picture rails, intricate original corning and Art Deco style fireplace surrounds. These rooms both have attractive arched French doors which frame the stunning bay views and provide direct access to the terrace and garden. The impressive sitting room has a canted bay which allows space for a grand piano and has additional windows to the side aspect providing an abundance of natural daylight.

The kitchen/breakfast room has some original built-in cupboards and a recess which is thought to be the space where the original range was located. There is good natural daylight and a glass panelled door opens to the side of the house. This substantial room is now ready to be transformed into a showstopping kitchen with space for casual dining.

Completing the accommodation at the ground floor is a study with a view overlooking the driveway, there is also a cloakroom/WC. From the hallway the original staircase rises to a landing where there is another cloakroom/WC, and the staircase turns and rises to the first floor.

At this level there are three double bedrooms, a family bathroom and two single bedrooms. The principal bedroom and bedroom two both enjoy sweeping views around the bay stretching from the lighthouse at Berry Head in one direction returning to the harbour and marina in the other. The principal bedroom has a canted bay window and all three of the double bedrooms have art-deco style fire surrounds and pedestal washbasins. The large family bathroom has a panelled bath, separate shower, WC and handbasin. The two single bedrooms overlook the grounds towards Seaway Lane.

VIEWING BY APPOINTMENT ONLY

## **OUTSIDE**

From Seaway Lane gate piers mark the entrance to the driveway where there is parking for numerous cars and there is a garage that is thought to date from the 1930's. The property is bounded by a traditional stone wall with the well-established gardens facing into the bay. The terrace can be accessed through the French doors from the reception rooms and is the perfect spot to watch any activity at sea and to enjoy the available sunshine. The garden also has an area of lawn with many mature shrubs and palms adding year round interest.

## **THE APARTMENTS**

### **THE COT**

Accessed through a private porch this two bedroom ground floor apartment has a sitting room, kitchen, bathroom and storage cupboards. It has the benefit of a small garden.

### **LITTLE PENDENNIS**

Accessed by means of an outside staircase this first floor apartment has a porch, two bedrooms, sitting room, kitchen, bathroom, storage cupboards and a small balcony accessed from the kitchen.

## **AREA**

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al-fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

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 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 BANDS -**

Pendennis Band F (Payable 2024/2025 £3225.23) Little Pendennis and The Cot both rated Band B (Payable 2024/2025 £1736.66 )

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

**BROADBAND** Standard (ADSL) and Ultrafast (FTTP) available (Estimated Ofcom Data)



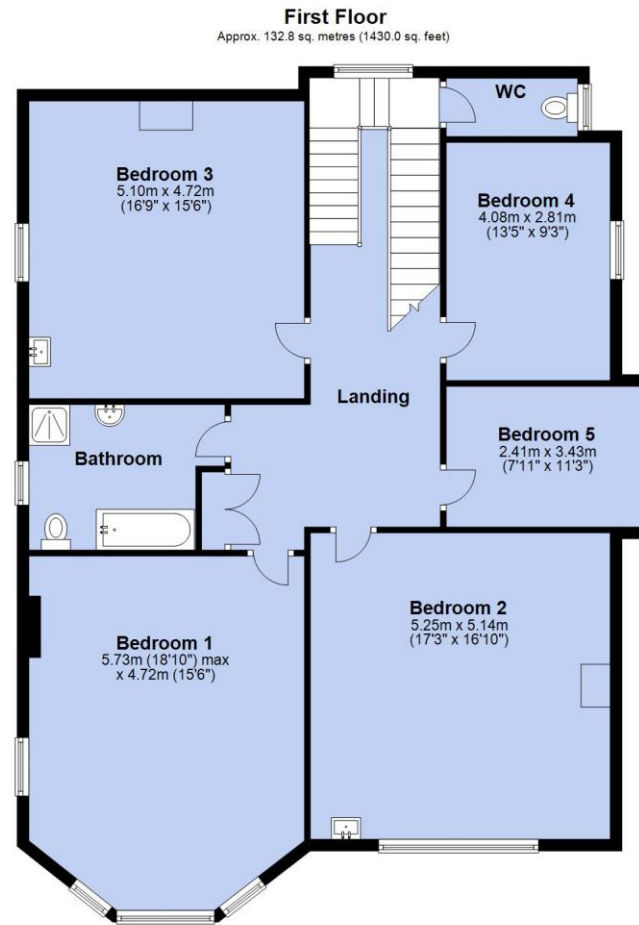
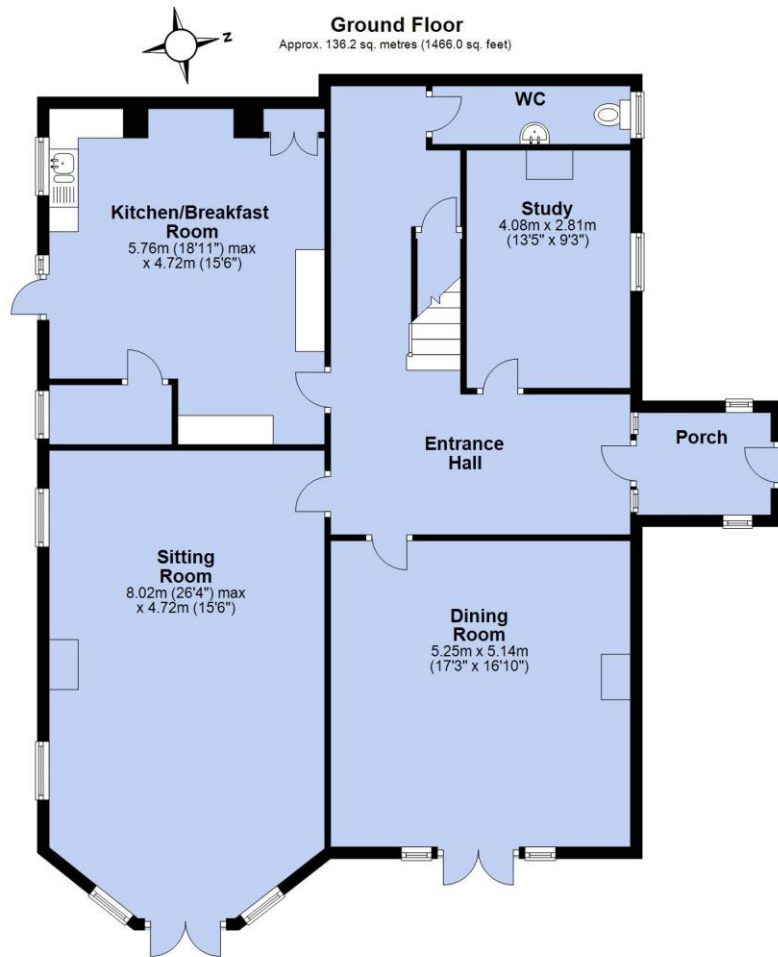








# PENDENNIS MAIN HOUSE

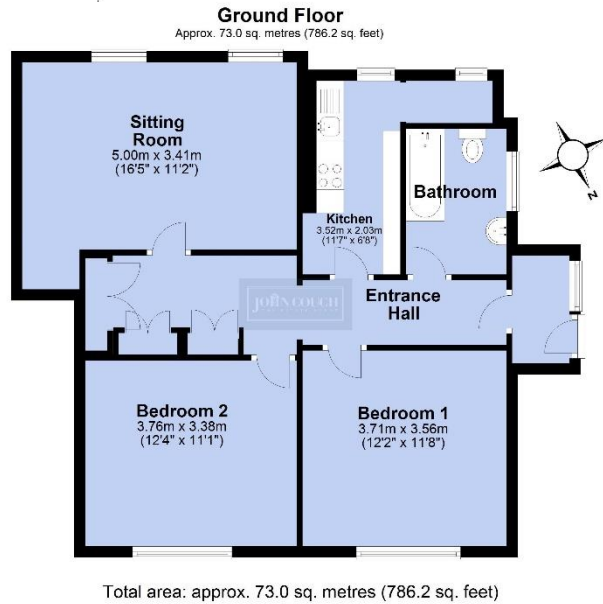


Total area: approx. 269.0 sq. metres (2896.0 sq. feet)

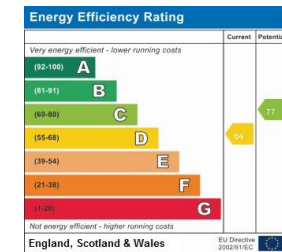
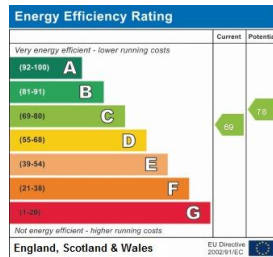
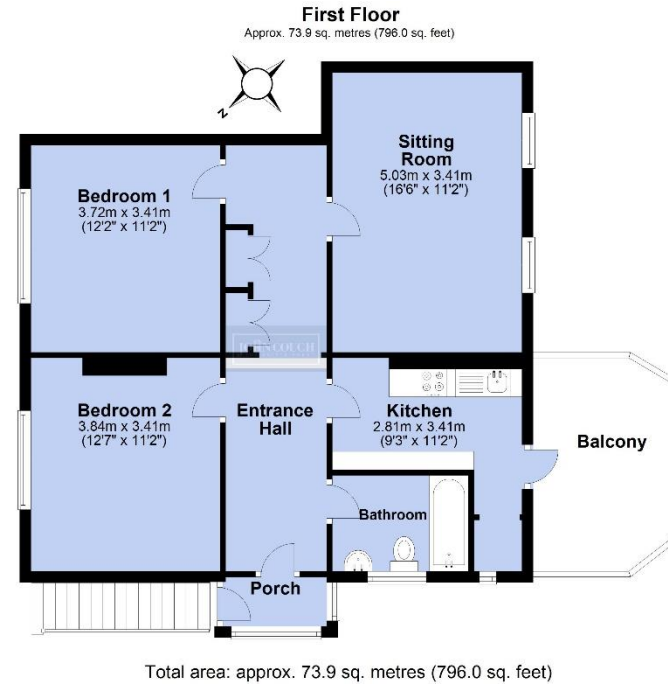
| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         | 75        |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> | 32                      |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |



## THE COT



## LITTLE PENDENNIS



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.



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