



JOHN COUCH
THE ESTATE AGENT

Mapledene Rawlyn Road
Torquay Devon

£1,300,000 Freehold



Mapledene Rawlyn Road
Torquay Devon TQ2 6PQ

£1,300,000



A fine example of a sympathetically modernised detached Victorian villa in a sought after conservation area, close to the seafront, with a two bedroom cottage

Conservatory ■ Reception hall ■ 3 reception rooms ■ Kitchen/breakfast room ■ Balcony ■ Cloakroom
Cinema room ■ Office ■ Utility room ■ Sewing room/bedroom (6) ■ Shower room ■ Gym ■ Store room
5 bedrooms ■ 2 en-suites ■ Bathroom
Cottage with sitting room, kitchen/dining room, 2 bedrooms, shower room ■ Gardens ■ Garage

FOR SALE FREEHOLD

Mapledene was one of the first properties built in this quiet residential area c1850 when the Victorians first developed Torquay as a fashionable seaside resort. This captivating home has now been stylishly transported into the modern era whilst retaining the core of its historic origins and boasting many intact original features. The beautifully presented home is set back from the road in the middle of a large Victorian plot and offers extensive accommodation (5216 sq ft) with elegant touches, set over three levels and with a double garage, wrap around gardens and a separate two bedroom cottage (854 sq ft).

POSITION

Chelston is considered one of the best preserved conservation areas of Torquay displaying a fine legacy of gracious Victorian residences. It has a village style community with excellent amenities centred around Walnut Road and Old Mill Road. The location has no obvious through routes and generous amounts of open space making it a very quiet and sought after residential neighbourhood.

This location also has a parish church, local bus service and is convenient for Torquay seafront, the railway station, local schools (subject to catchment rulings) and Torbay Hospital.

Close by is Cockington country park with its famous thatched cottages, pub, tea garden and a 450 acre country park which can be explored through a network of paths and cycleways, including a delightful water meadow path to the seafront.

HOUSE

Approached through a gated entrance, the driveway flows around the house and exits via further gates onto Coach House Lane which runs to the rear of the property.

The front door opens to a vestibule with original stained glass windows, a further door opens to the entrance hall which is a truly grand space to receive visitors. There is a restored fireplace, ornate cornicing and space for comfortable seating.

The large sitting room has a feature fireplace, detailed cornicing and an elegant bay with full length glass windows flooding the room with light and opening to the south garden terrace. There is a further reception room with extensive library shelving built around the fireplace and full length glass doors to the south garden terrace.

The dining room has half-panelled walls and a large open fireplace. There are additionally glass doors opening to a balcony providing the ideal place for dining al fresco. The adjacent kitchen is a cook's dream with an extensive range of period style units, incorporating quality appliances and capped with polished granite worktops. A large island incorporates a sink and provides space for casual dining. There are windows to three sides with views over the gardens and an abundance of natural light.

VIEWING BY APPOINTMENT ONLY

From the rear hallway is a stylish contemporary WC/cloakroom and returning to the entrance lobby is a conservatory on the western front of the house which provides a lovely place to relax and catch the later afternoon sun.

The elegant staircase rises to a split landing where a large window gives extensive views over the surrounding area.

At the first floor level there are five bedrooms, the principal bedroom is a beautifully proportioned room with feature fireplace and exquisite bay window with some stained-glass panels having views to the south over the garden. The en-suite bathroom is newly fitted and provides a feature bath and double shower unit. Bedroom two is also a large well-proportioned room with lovely views to the south and a wall of wardrobes providing magnificent storage.

There are three further double bedrooms, one is dual aspect with views to the back garden and with an en-suite shower room, the remaining bedrooms share a large family bathroom which has a feature bath and double shower.

LOWER FLOOR

From the entrance hall the staircase descends to the lower floor where there is a whole suite of rooms and direct access to the outside. This space is currently arranged to provide a superb cinema room, large dual aspect office, utility room with door the east side, fully fitted shower room, sewing room (which could easily become a guest double bedroom, situated opposite the bathroom), storeroom with window, gym with large storage area and door to the back garden. The lower floor provides superb ancillary accommodation but could easily form a self-contained annexe if required.

STABLE COTTAGE

This charming cottage has evolved from the original stable block and is currently a successful holiday let with designated parking and separate access from Coach House Lane.

The cottage is approached through the small gravel garden over a flagstone terrace where double doors open directly to the spacious sitting room which has a feature fireplace with gas effect fire. A single step leads to the adjacent kitchen dining room which also has double doors to a terrace, providing the ideal spot for al fresco dining. The kitchen is fully fitted with a range of integrated appliances and has a window to the rear.

From the sitting room stairs rise to the first-floor landing which is naturally illuminated with a heritage style Velux window. Bedroom one is a large room running the whole width of the cottage, bedroom two is a double room with adjacent open plan dressing room, a well-fitted shower room completes the internal accommodation.

To the front of the cottage are two flagstone terraces and a gravel garden perfect for sun loungers.

GROUNDS

The south garden can be accessed from the morning room and provides a large flagstone sun terrace with sunken jacuzzi spa, providing an excellent space for relaxing and entertaining. There is a large level lawn and the whole area is bounded with mature shrubs and trees providing privacy and year round interest.

The driveway provides space for parking and sweeps past the house to the rear, double garage, Stable Cottage continuing to gates opening to Coach House Lane. The back garden provides a large level lawn which would be perfect for croquet or more energetic pursuits. There is a lovely, decked pergola with outdoor fireplace which presents a superb space for entertaining.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array 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, 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

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 2023/20024 £3554.57).









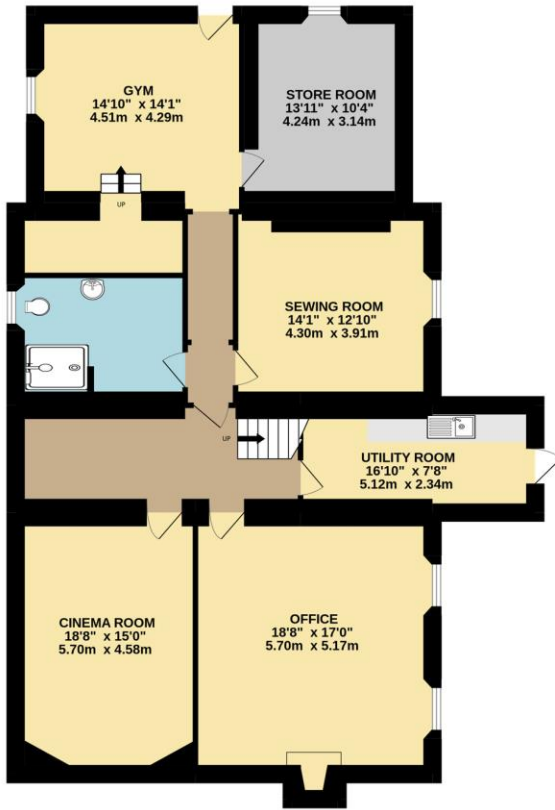




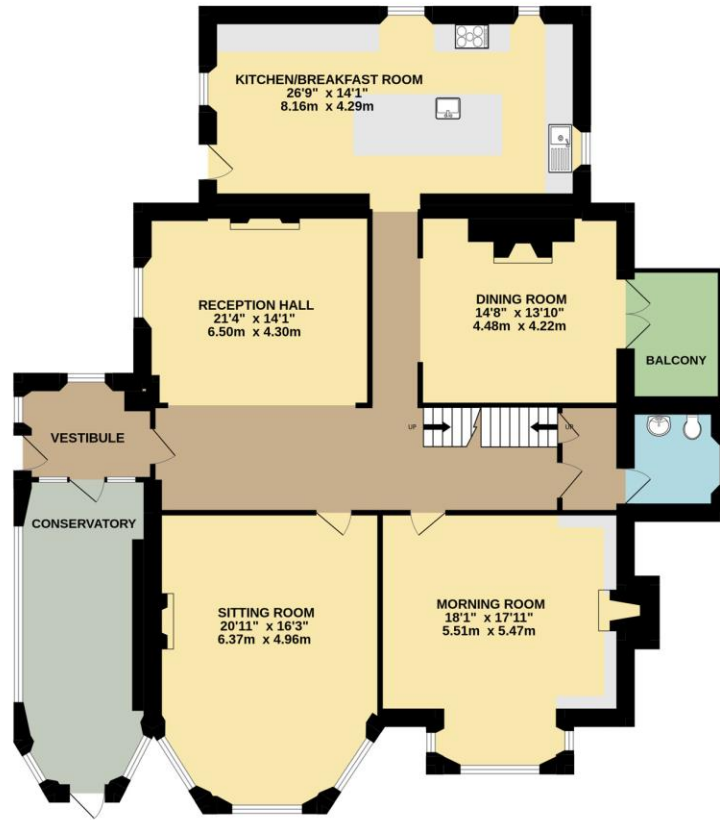




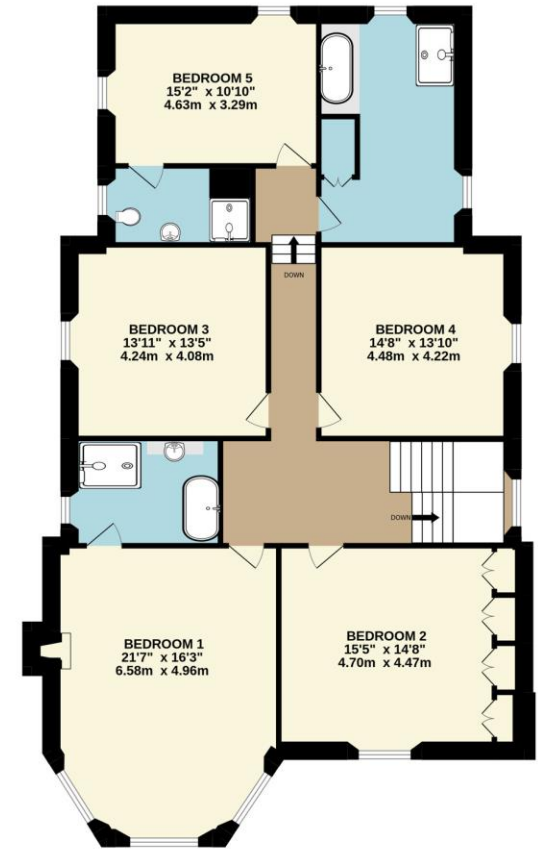
LOWER GROUND FLOOR
1585 sq.ft. (147.2 sq.m.) approx.



GROUND FLOOR
1965 sq.ft. (182.6 sq.m.) approx.



FIRST FLOOR
1666 sq.ft. (154.8 sq.m.) approx.



TOTAL FLOOR AREA : 5216 sq.ft. (484.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

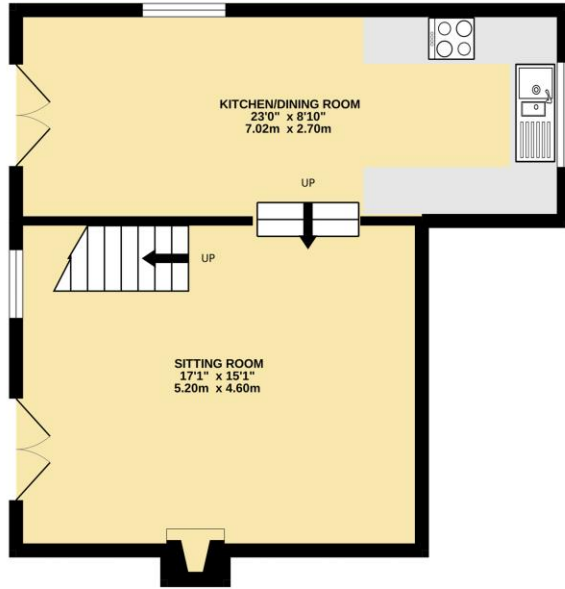
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive (2002/91/EC)	

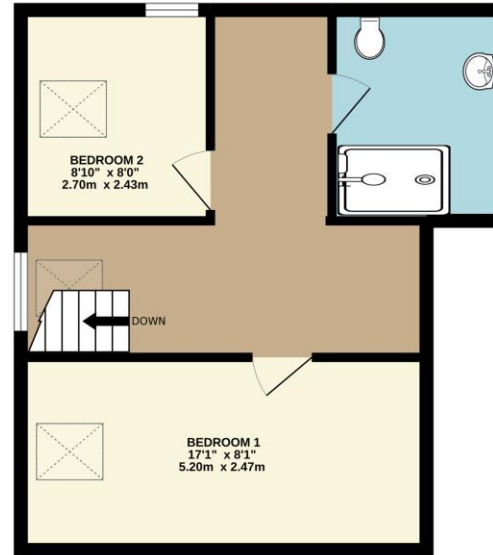




GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
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93-100	A		
81-92	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EPi Director	30



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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.