



Cliff Lodge Rock House Lane
Maidencombe Torquay Devon
£2,300,000 Freehold

**JOHN COUCH**
THE ESTATE AGENT



Cliff Lodge Rock House Lane Maidencombe
Torquay Devon TQ1 4SX

£2,300,000 Freehold



Idyllic views and private luxury living offer a touch of paradise to this exceptional property, its accommodation providing an outstanding family home, currently used for holiday letting purposes

THE RESIDENCE

Idyllic views and private luxury living offer a little touch of paradise to this exceptional home, combining sweeping green acres of Devonshire countryside with far reaching views of the sea looking across Lyme Bay to the distant horizon of the English Channel.

The house is currently successfully used for holiday letting, but its accommodation would provide an outstanding family home, with emphasis on enjoyment of living, it boasts a covered pool complex, sauna terrace, games room and gym, with extensive terracing and sun decks. The gardens and grounds extend to a small paddock, which has a gated entrance to Rock House Lane and would be ideal for ponies, donkeys or alpacas.

The accommodation of the house is arranged over three floors, briefly described as follows.

ENTRANCE LEVEL

- **Entrance Hall**
- Fully equipped **kitchen** with induction hob, double oven, microwave, dishwasher, french style fridge/freezer and wine fridge
- The kitchen extends to a **conservatory/breakfast room** which takes in a stunning panorama over gardens and countryside with the sea beyond, giving access to a balcony
- The formal **living room** offers a perfect place for relaxation opening to a covered balcony and to a **sitting room** complete with feature fireplace
- The **dining room** is reached from the kitchen, living room and entrance hallway
- **Bedroom (3)** is situated on this floor opening to a sea facing balcony and has an **en-suite bathroom**
- The entrance level accommodation concludes with a **utility room** with washing machine and tumble dryer and **office/laundry store**

VIEWING BY APPOINTMENT ONLY

FIRST FLOOR

- **Principal bedroom** with dressing area and **en-suite bathroom** opening to a balcony capturing the views
- **Bedroom (2)** opening to the sea facing balcony, **en-suite bathroom**
- **Bedroom (4)** with a rear aspect and **en-suite shower room**

GARDEN LEVEL

- **Bedroom (5)** and **Bedroom (6)**
- Separate **Shower Room**
- **Gym**

SWIMMING POOL COMPLEX

- Heated **Indoor Pool** 10m x 4 m (32.80 x 13.12)
- Electric **Sauna**
- Decked pool **terraces** with sunken **Jacuzzi** surrounded by glass balconies overlooking the gardens with the sea beyond

GAMES ROOM

- Purpose built **bar, snooker table, jukebox** and **cloakroom**

LARGE GARAGE

- 10.92m x 9.54m (35.10 x 31.4)
- **Inspection pit**

GROUNDS

- The property sits within 1.450 acres (source ProMap) of landscaped gardens and a paddock which in turn gives access to the coastal path.

LOCATION AND COMMUNICATION

Rock House Lane is to be found on the edge of Torquay, enjoying a semi rural location, reached from the coastal road linking Torquay with the riverside village of Shaldon. The village of Maidencombe gives access to the South West coastal footpath, it has a beach and thatched country pub/restaurant. Torquay Golf Club is in the neighbourhood, reached by a short car journey leading towards St Marychurch where can be found a lively community of shops, restaurants, banking facilities, Churches of several denominations, doctors surgery and schooling.

To the opposite side of the Teignmouth Road (A379) is found the village of Stoke in Teignhead which has a primary school (subject to admissions policy), parish Church and village hall. From Stoke in Teignhead the road leads towards the market town of Newton Abbot which has a train station linking to the inter city network and access, by the means of the A380, to the M5 motorway leading towards Exeter.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations.

INTERNET

A private company supplies the internet achieving a speed of approximately 50mb throughout the house, pool area and games room.

CURRENT PROPERTY TAX BAND To be advised.

VIEWING By appointment with the Vendors Agents.





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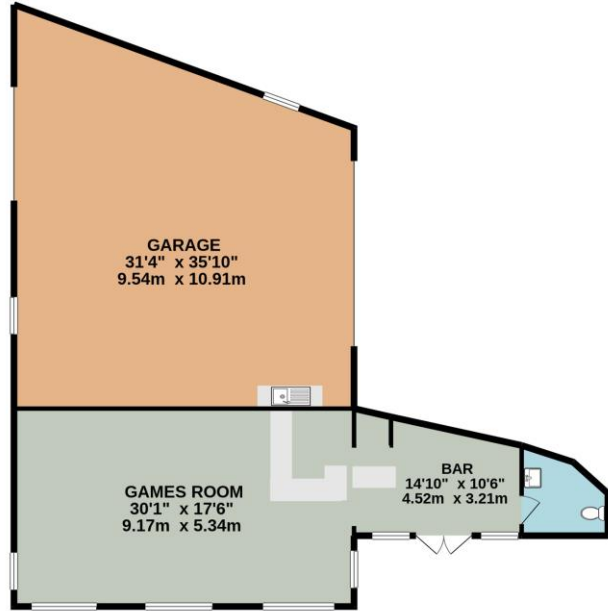








GROUND FLOOR
2479 sq.ft. (230.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



OUTBUILDINGS

TOTAL FLOOR AREA : 2479 sq.ft. (230.3 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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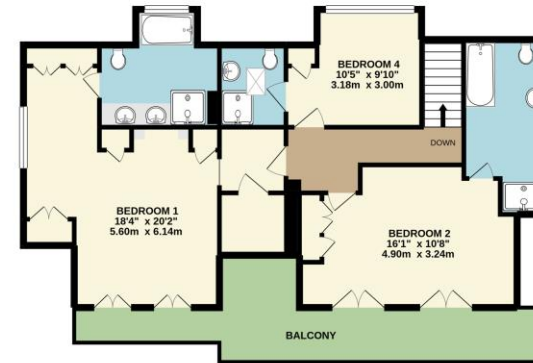




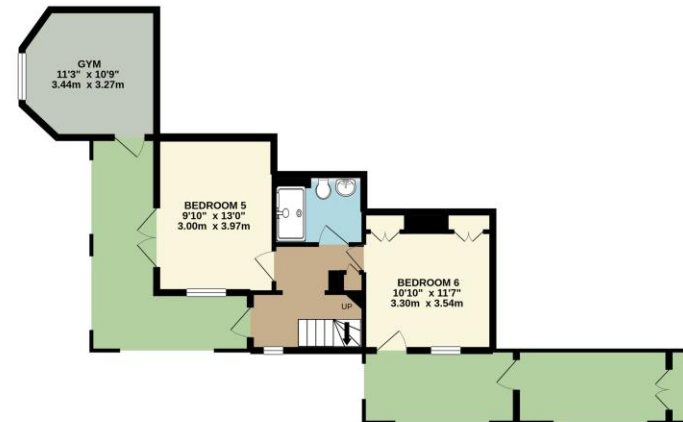
ENTRANCE LEVEL
1691 sq.ft. (157.1 sq.m.) approx.



FIRST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



GARDEN LEVEL
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 3221 sq.ft. (299.2 sq.m.) approx.

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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.