



**JOHN COUCH**  
THE ESTATE AGENT

Meadlands York Road  
Torquay Devon  
**£995,000 Freehold**







# Meadlands York Road Babbacombe Torquay Devon TQ1 3SG

## £995,000 Freehold



A four bedroom Victorian Villa, approximately 200 metres from Babbacombe Downs, with three reception rooms, a magnificent new Victorian style conservatory and fine period features set within beautiful level gardens and with secure gated parking

- Three reception rooms ■ Kitchen/breakfast room ■ Conservatory
- Utility room ■ Cloakroom/WC ■ Four bedrooms
- Family bathroom ■ Shower room and separate WC
- Sheltered south-west landscaped gardens ■ Gated driveway parking

### FOR SALE FREEHOLD

This sensitively restored Victorian villa has an internal plan that unfolds over two levels providing over 3,000 sq. ft of accommodation with additional cellarage, offered to the market for the first time in 37 years. With three excellent reception rooms, four bedrooms and a newly re-built conservatory, this beautiful home is set within secluded landscaped grounds which have been lovingly tended to provide an enchanting, sheltered retreat.

### LOCATION

York Road is within the sought-after St Marychurch Conservation Area approximately 200 metres from the beautiful Babbacombe Downs with its extensive views around Lyme Bay towards Portland Bill. From the Downs, Oddicombe Beach is accessible by path or via the historic cliff railway, whilst at Babbacombe beach lies the renowned Cary Arms Hotel and Spa. This quiet residential area is a short level walk to local amenities including shops, cafes, pubs, local buses, doctor and dental surgeries.

The beaches offer a range of water sports, boating and fishing opportunities and there are bowls and tennis club in nearby Cary Park with Torquay Golf Club also just a short distance away. The harbour, Marina, sea front esplanade and facilities of Torquay town can be found approximately two miles away, with a frequent bus service to Torquay harbour and other places along the coast.

### INTERIOR

Approached through electric gates that open to the brick-paved driveway, a handsome porticoed entrance shelters the front door which opens into the hallway where the generous proportions and original architectural details reveal a sense of all that this charming house has to offer.

To the left is the sitting room with spacious proportions that allow for a natural division of the room into two distinct seating areas providing alternative spaces for relaxation.

This room is south facing and there are two sets of double doors which open to the newly re-built conservatory. This wonderful addition to the house is Victorian in style and built using hardwood with a timber effect aluminium roof and is perfect for enjoying views over the garden whilst its majestic proportions provide a superb space for entertaining family and friends.

Across the hallway the dining room has a tall sash window overlooking the side courtyard and provides space for a large table with display shelves in two niches creating a focal point. A door from the dining room opens directly into the large kitchen/breakfast room making this very convenient when entertaining. The kitchen has been fully fitted with a good range of wall and base units capped with contrasting counter tops that wrap around to form a full breakfast bar which is ideal for casual dining. Adjacent to the kitchen is a utility room with two windows overlooking the walled courtyard and there is space and plumbing for laundry appliances.

**VIEWING BY APPOINTMENT ONLY**

A rear door opens to a lobby which in turn opens to the side of the house. Returning to the hallway there is a cloakroom/WC and a generous lounge which has an abundance of natural daylight coming through the windows and patio doors that open to the sheltered garden terrace.

From the hallway the original staircase rises to a landing which is naturally illuminated by a beautiful stained glass window. At this landing there is a cloakroom/WC, the stairs then turn and continue to rise to the first floor level.

The two principal bedrooms both have spacious proportions and enjoy views across the gardens and surrounding area with one also have a sink set into a vanity unit. The third bedroom also has a sink and the large window has views over the side courtyard area. Bedroom four was originally the two servants rooms, which are now one room separated by an archway, so would work well for children sharing or for use as a bedroom and sitting area. This room has a deep storage cupboard and two tall sash windows giving westerly views over the garden and near neighbourhood.

Completing the accommodation is a shower room and a superb family bathroom that is fitted with a double-width shower cubicle, a contemporary bath, WC (Saniflow system) and washbasin with vanity unit. Access to loft.

The cellars are accessed from the ground floor hallway and have good head height and lighting and are set out in three divided areas all providing superb storage space.

## **OUTSIDE**

The fabulous gardens create a verdant setting for the house with evergreen borders providing good privacy and a south and west aspect allowing maximum sunshine with a flourishing banana palm being testament to the clement environment. There is a sheltered sun terrace positioned to capture the sun for a good part of the day.

The whole garden is a real visual delight that beckons you to explore the beautiful exotic flower borders which have been carefully planted to provide interest and colour all year long. A large level lawn is ideal for a game of croquet or more energetic pursuits and to the western boundary is a charming old potting shed which is useful for storing garden paraphernalia. This building also opens to the original service courtyard which in turn flows round to the driveway.

To the front of the property automated wrought iron gates open to a brick-paved driveway providing parking and turning for multiple vehicles.

## **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.

## **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** The house has discreet solar panels on the roof with any surplus generated being fed back to the National Grid. Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. (The boiler was replaced in the spring of this year)

**CURRENT PROPERTY TAX BAND G** (Payable Torbay Council 2024/2025 £3721.41)

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

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

















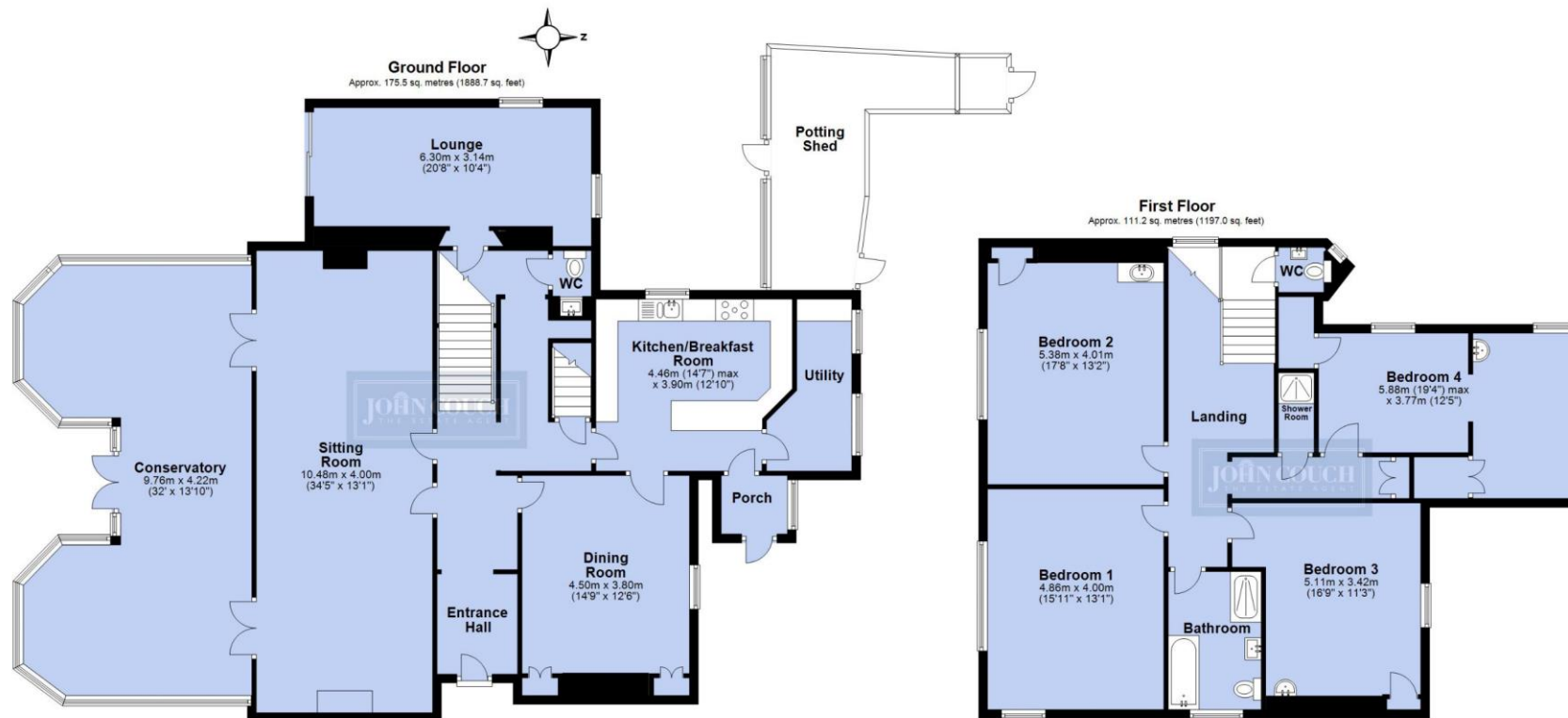












Total area: approx. 323.4 sq. metres (3480.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 affect your decision to buy, please contact us before viewing the property.