



JOHN COUCH
THE ESTATE AGENT

Courtholme Higher Lincombe Road
Torquay Devon

£295,000 Leasehold



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£295,000 Leasehold



This individual period home offers lateral living that has been cleverly crafted from the servant's wing of an adjacent Victorian villa, approached through a courtyard garden with views across the valley to the sea, this delightful home also has a parking space.

- Period single storey home ■ Conservation area
- Large reception room ■ Well-fitted kitchen
- Two double bedrooms ■ Family bathroom/WC
- Courtyard style garden with sea views ■ Parking space

FOR SALE LEASEHOLD

The property offers a sophisticated two bedroom home that seamlessly marries period architecture with considered modern interventions and imaginative interiors to provide a comfortable, spacious home on one level. With neutral tones and an abundance of natural light, the home exudes a feeling of calm and tranquillity with the bonus of an easy to manage courtyard garden creating a peaceful space for relaxation with southerly views towards the coast.

LOCATION

Courtholme is privately set in the Lincombes Conservation area which is sought after for its quiet ambiance and fine period buildings. This location is within easy reach of the harbourside and facilities of the town with a local bus available very nearby.

The beaches at Meadfoot and Anstey's Cove with their waterside cafes are also close at hand and can be accessed by way of a series of footpaths and woodland walks. The nearby village style community of Wellswood provides good local amenities including a parish church, pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, shops, restaurant and cafes. On the edge of town Torbay Hospital can be found alongside several out of town shopping areas where many popular high-street shops, supermarkets and DIY stores are available.

INTERIOR

The front door opens to an entrance vestibule which has two windows that look onto the courtyard and where there is space for coats and boots. Six steps descend to the hallway from where the accommodation unfolds over one level and immediately ahead is a rather wonderful, curved wall which is a fascinating retained architectural feature.

Immediately to the right side of the hallway is the kitchen which has been comprehensively fitted with a range of light oak style wall and base units incorporating a range of integrated appliances. A large built-in cupboard provides some additional storage and houses the gas fired boiler and hot water tank. The sink is set into a smart countertop with a high-level window above the sink and a large window to the side aspect providing good natural light.

Returning to the hallway a door opens to the reception room which is a well-proportioned room that provides space for relaxation and for dining. A period style fireplace creates a cosy focal point whilst the large multi-paned sash window frames the leafy garden views.

VIEWING BY APPOINTMENT ONLY

From the rear a door opens to the inner hall leading to the bedroom accommodation. The principal bedroom is very spacious with a prominent window flooding the room with daylight and where there is space for a large bed and for free-standing wardrobes and ancillary bedroom furniture.

Bedroom two is also a double bedroom with a multi-paned bay window giving views to the front aspect. The adjacent family bathroom has been smartly fitted incorporating a bath with an electric shower over, WC and pedestal handbasin.

OUTSIDE

Courtholme is accessed across the courtyard style garden from where captivating southerly views across the surrounding hillsides towards the sea can be enjoyed. This delightful garden is ideal for container style gardening and there is a raised deck adjacent to the boundary wall which curves around to create a partially enclosed and very sheltered spot which is ideal for relaxing in sun loungers whilst enjoying any available sunshine and the wonderful views.

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 BAND C (Payable Torbay Council 2024/2025 £1984.75)

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

CURRENT MAINTENANCE/LEASE TERMS £1000 per annum service charge. 189 year lease from 25/12/1987, lease expiry date 25/12/2176, remaining period 152 years.

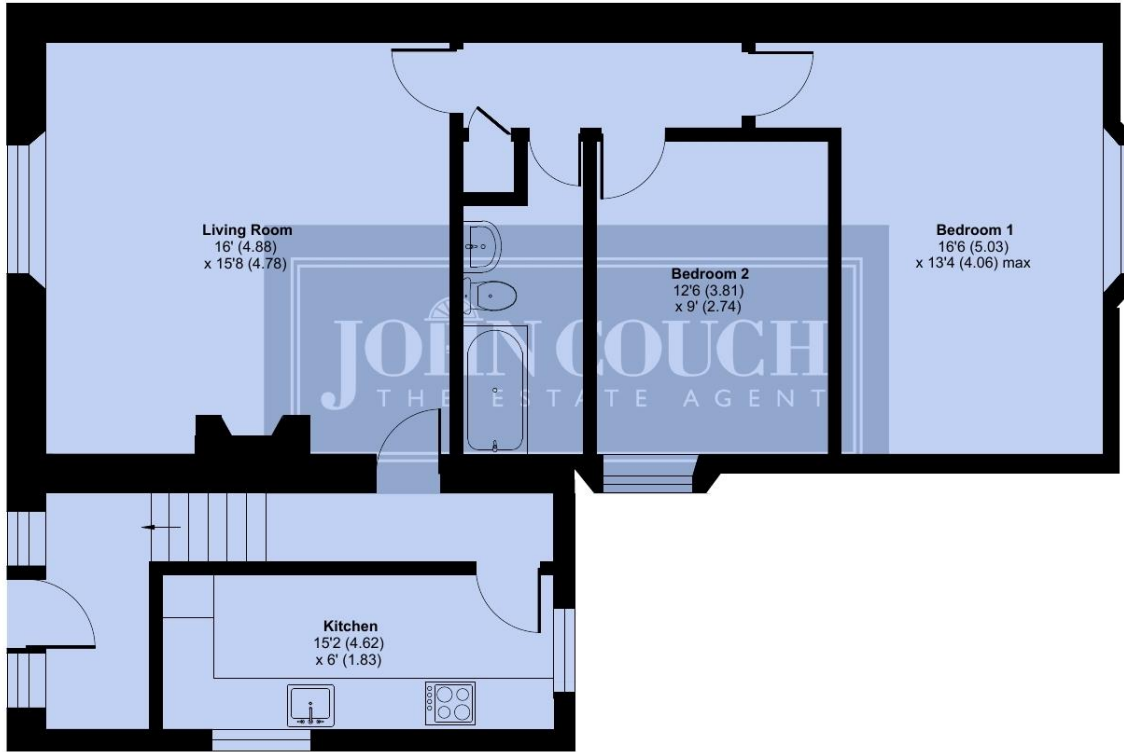
GENERAL GUIDANCE Assured Shorthold Tenancies of a minimum six months are permitted. Pets are allowed with the express permission of the freeholder and in agreement with the resident's association. No holiday letting.







Approximate Area = 866 sq ft / 80.4 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Andrew Grant. REF: 1141529

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(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.