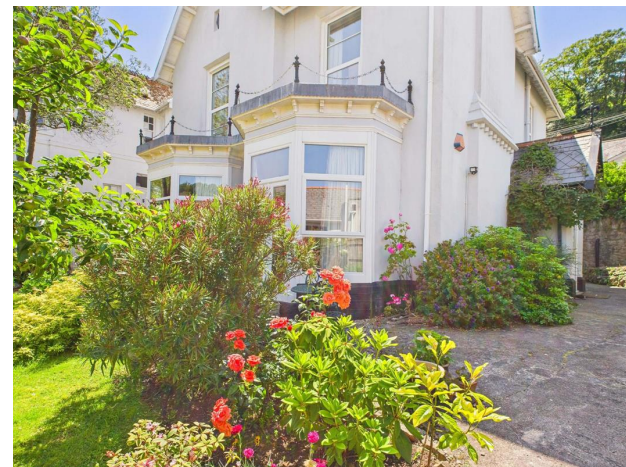
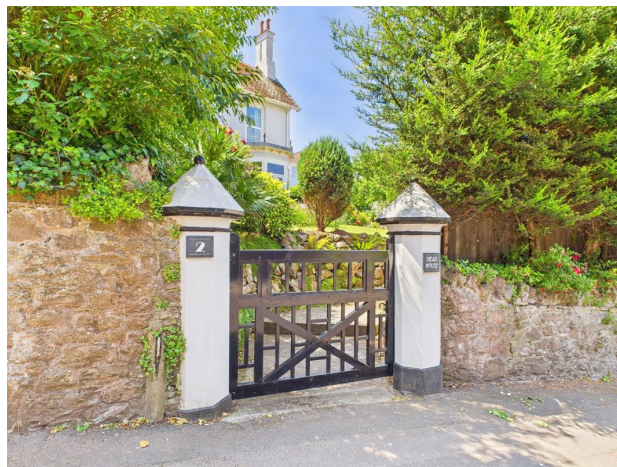




SUMMARY

Elegant Victorian Home | Spacious 4/5 Bedroom Family Accommodation | 3 Versatile Reception Rooms | Principal Bedroom with En-Suite | Beautifully Landscaped Front Garden | Sheltered Courtyard with Rear Access | Private Driveway Parking for 3 Vehicles | Large Cellar with Storage & Hobby Potential



Visit our website for the current price:

www.danielhobbin.uk/P-RS0652/

Address: Mead House, Meadfoot Road, Torquay, TQ1 2JP

Property type: Detached House

Tenure: Freehold

Council tax band: G

EPC: E

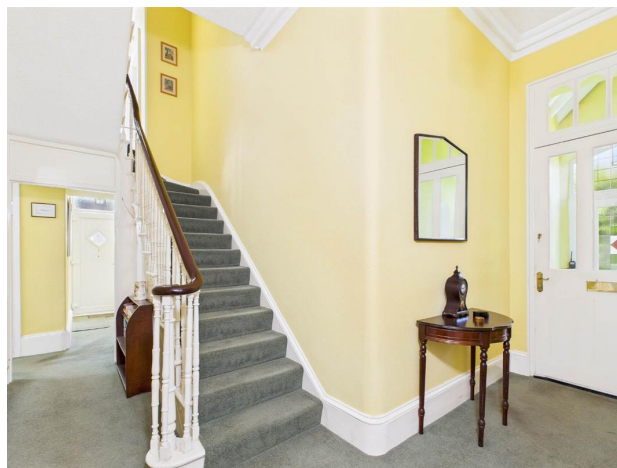
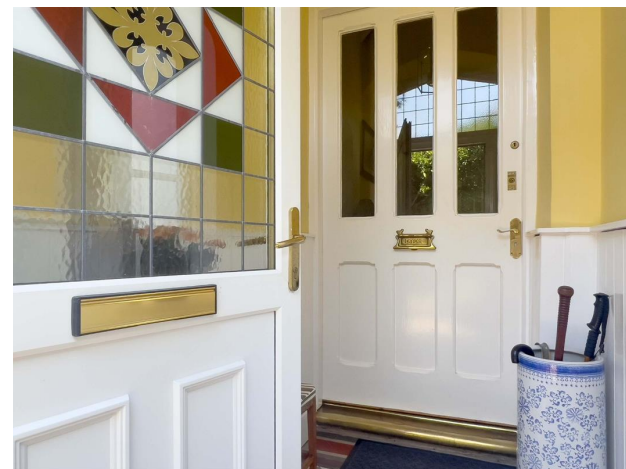
Bedrooms: 4

Bathrooms: 2

Receptions: 3

Parking: ✓

Garden: ✓



DESCRIPTION

Set within the sought-after Torquay Harbour Conservation Area, this beautifully appointed Victorian home offers a unique opportunity to acquire a spacious family home just a short stroll from the vibrant Harbourside. The home enjoys both a peaceful setting and convenient access to local points of interest, including the picturesque Meadfoot Beach and Daddyhole Plain.

Occupying a substantial plot, the property boasts an impressive frontage, enhanced by large bay windows and refined period detailing. This substantial 4/5 bedroom property is arranged over two floors and sits within a generously landscaped plot.

The enclosed front garden is thoughtfully designed with mature plantings, decorative borders, a patio seating area, and a well-maintained lawn; offering an attractive space for both relaxation and entertaining. To the rear, a well-kept courtyard provides additional outdoor living potential, alongside generous off-road parking with provision for multiple vehicles, including a double and single driveway accessed from Trinity Hill.

Inside, the house is arranged traditionally over two floors. The ground level comprises three versatile reception rooms, one of which could serve as a fifth bedroom if desired. In addition, there is a well-fitted kitchen/breakfast room, a generous utility with an adjoining cloakroom, and a separate boot room. On the first floor, four well-proportioned double bedrooms including a principal bedroom with en-suite facilities, and a separate family bathroom. Additionally, the lower ground floor features a large cellar divided into multiple rooms, offering superb

scope for storage, workshops, or leisure space.

Occupying a quiet yet convenient position, the property is within easy reach of the Harbourside's vibrant amenities, as well as scenic coastal locations such as Meadfoot Beach and Daddyhole Plain, both within walking distance. Pedestrian access is provided via Meadfoot Road, with vehicle access and private parking to the rear.

Council Tax Band: G (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (15Mbps download, 1Mbps upload).

- * Superfast broadband (55Mbps download, 14Mbps upload).

- * Ultrafast broadband (1800Mbps download, 220Mbps upload).

- Networks in the area: Openreach, Virgin Media

The Approach: The property benefits from dual access, via rear driveway parking on Trinity Hill with steps to the courtyard and back entrance, or through the well-maintained front garden from Meadfoot Road to the main entrance. Upon entering the property through the double-glazed front door,

decorated with an intricately designed stained-glass panel set within textured privacy glass, you step into a welcoming vestibule. The space boasts a beautifully preserved Minton tiled floor, rich in period character and retains two original arched feature windows with privacy glass. The space is further elevated by a vaulted ceiling with elegant moulded detailing. Architectural distinction is added by a brass-finished original door with arched glazed panels and a transom window above. This door leads from the vestibule into the main reception area, which is heated by two radiators. It offers a spacious reception area with the staircase to the first floor and doors to the primary reception rooms.

Versatile Reception Spaces: The dining room enjoys a pleasant outlook through a tall, walk-in double-glazed bay window, framing views of the beautifully landscaped front garden. The room's central feature is its striking Victorian fireplace. This fireplace is complete with an ornate cast iron surround, detailed mouldings, and hand-painted floral tile insets that echo the home's heritage. Wall-mounted radiators and a picture rail complete this characterful space. The sitting room similarly benefits from a tall walk-in bay window with French doors opening directly onto the garden patio, perfect for indoor-outdoor living. The space is filled with light and retains its original picture rail and coving. The third reception room is currently arranged as a home office/study, but its proportions and side-aspect window make it equally suited to a fifth bedroom, if required. It features a coved ceiling and radiator housed within a decorative cover.

Kitchen & Domestic Conveniences: The property boasts a spacious kitchen and breakfast room. Fitted with classic Shaker-style wall and base units in a cream finish, the cabinetry is complemented by period-style handles and roll-edged work surfaces. A two-tone tiled splashback adds character, while a porcelain one-and-a-half sink and drainer sits beneath a double-glazed window overlooking the courtyard. There is space for a range-style cooker beneath an extractor hood, along with under-counter provisions for a dishwasher and fridge. A separate utility room offers valuable additional space, ideal for keeping the main kitchen clutter-free. It features wall and base units, matching worktops, a tiled splashback, a second porcelain sink, plumbing for a washing machine, and space for a freestanding fridge/freezer. A double-glazed window provides natural light and courtyard views. Adjoining the utility is a conveniently located cloakroom with WC and an obscured double-glazed window to the side.

Boot Room: Positioned at the rear of the home, this boot room is both functional and full of potential. Pine-panelled walls and ceiling give a warm touch, while an obscured double-glazed window ensures natural lighting without compromising privacy. Offering ample room for coats, shoes, and general storage, it also presents a valuable opportunity for future adaptation. Existing plumbing provisions remain in place, making it ideal for conversion into a shower or utility wash room, subject to requirements.

Character Landing with Mid-Level Bedroom: An original staircase with a traditional handrail and turned spindles rises to an impressive half

landing, where a double-glazed stained glass window brings in coloured light and adds a distinct period feature. A short flight of stairs continues to the first-floor landing, which provides access to the loft via a hatch and fitted ladder. Set just off the half landing is the fourth bedroom, a well-proportioned double with two double-glazed windows to the side elevation, offering natural light. The room also benefits from a wall-mounted radiator, making it a comfortable and flexible space for guests, a study, or additional family accommodation. The remaining bedrooms and bathroom are accessible from the first floor landing.

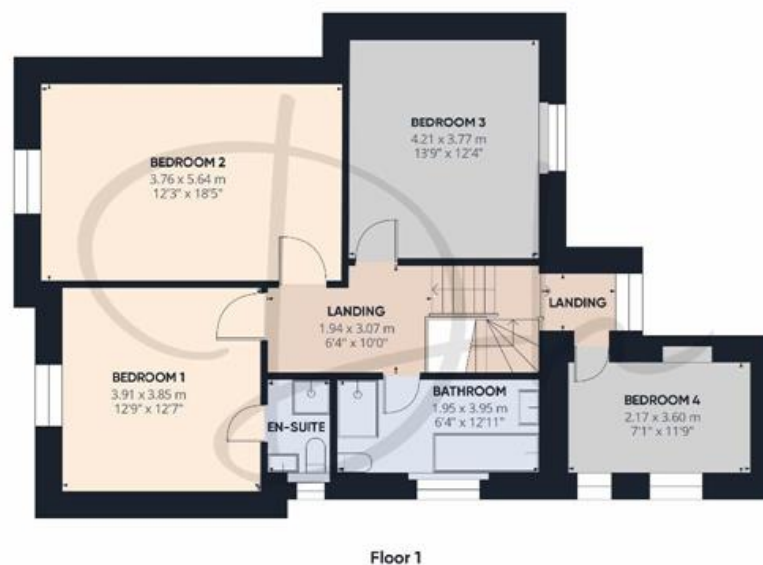
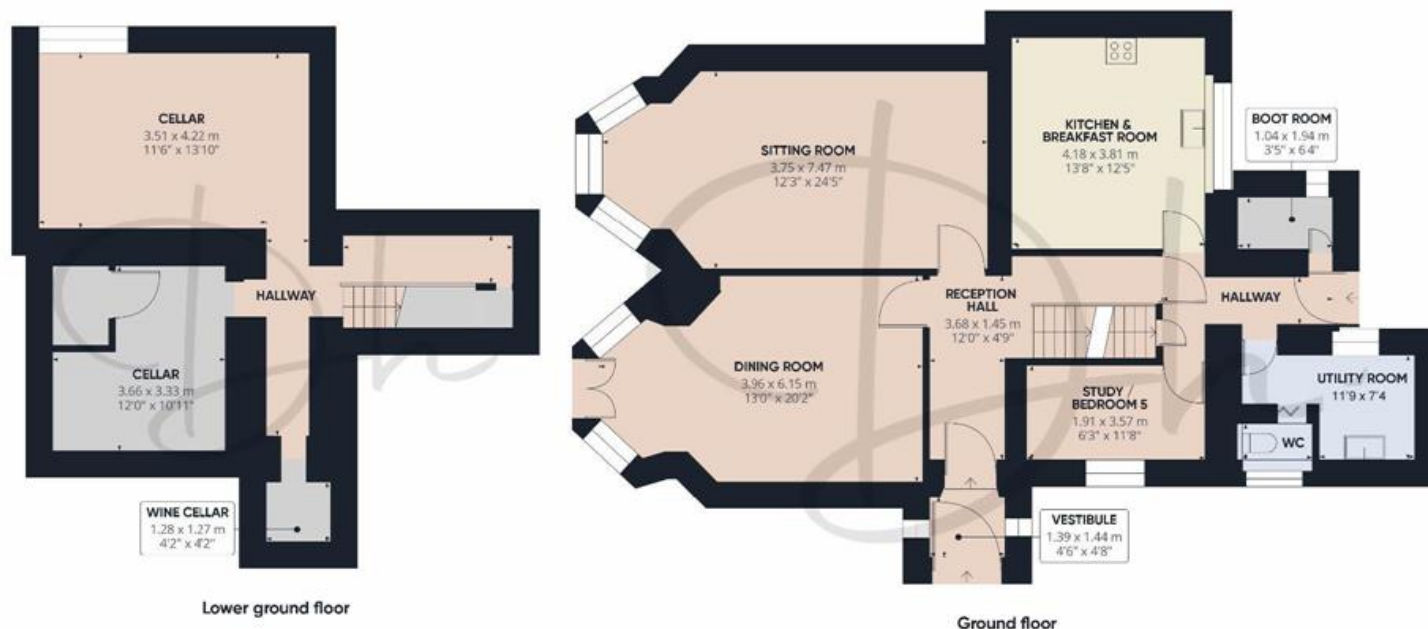
First Floor Bedrooms & Bathroom Suites:

Positioned off the first-floor landing are three substantial double bedrooms, all benefitting from tall double-glazed windows that bring in abundant natural light. The principal bedroom enjoys an open outlook to the front and has the added benefit of a well-appointed en-suite shower room, complete with a mains-fed shower cubicle, pedestal basin, WC, part-tiled walls, and a double-glazed window for natural light. The second bedroom also faces the front, offering similar views and is served by dual radiators. Bedroom three, positioned to the rear, is equally well-sized and features a tall double-glazed window and radiator. A generous family bathroom serves the remaining rooms, comprising a bath with a mixer tap and handheld shower attachment. It also comprises a double shower enclosure with mains-fed shower, pedestal wash basin, and traditional high-level WC. The space is finished with half-height tiling, spotlights, a radiator, and an obscured window.

Cellar: Accessed via a door from the rear hall, a set of stone steps with twin handrails descend to the lower ground floor cellar area. The cellar comprises three rooms, two of which are of substantial size and benefit from power and lighting, offering excellent potential for storage, hobbies, or further development (subject to any necessary permissions). Room one features a double-glazed window with obscured glass, a painted floor, and ample space for general use. Room two includes a door to a wine cupboard with original stone shelving, along with two additional storage alcoves, making it ideal for use as a wine store or utility zone. The third room offers flexible supplementary space to suit a range of needs.

Landscaped Gardens, Courtyard & Private

Parking: Set behind a pair of original stone pillars, the front garden is reached from Meadfoot Road through a traditional wooden gate. A curved pathway, edged with original terracotta drainage channels, winds through well-established gardens featuring a central lawn, colourful plantings, ornamental shrubs, and fruit trees. Beside the front bay window a gravel terrace offers a pleasant area for morning coffee or evening relaxation. The garden extends to the rear, where a wrought iron gate and stone steps rise to Trinity Hill, providing access to the private driveway with parking for three vehicles. A further stairway links the parking area directly to the rear entrance. Here, a tiled courtyard creates a private and practical outdoor space. The grounds are enhanced by two sheds and a tool shed, together with outside water taps at the front and rear and convenient external electrical points, adding useful functionality to the setting.



Approximate total area^m

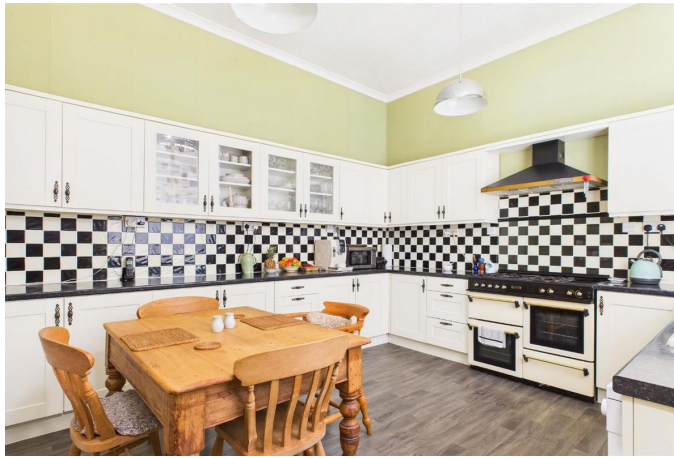
218.8 m²

2354 ft²

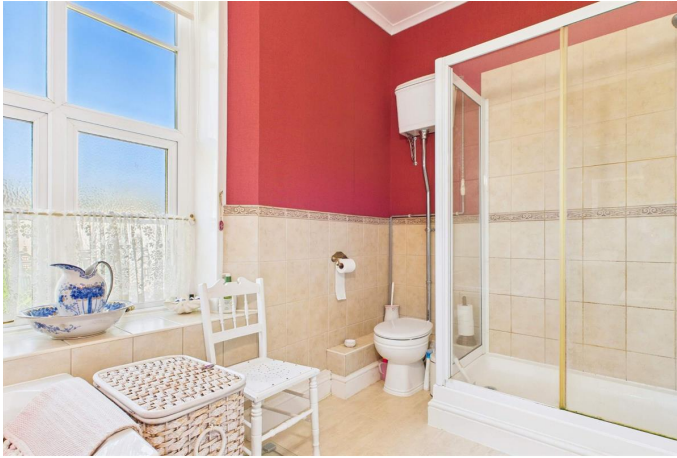
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360















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