



SUMMARY

Late Victorian/Early Edwardian || Approximately 300 Metres from Watcombe Beach || Substantial & Wonderfully Secluded Gardens || Peaceful & Private Woodland Setting || Flexible 2/3-Bedroom Accommodation || 2 Single Garages & Ample Off-Road Parking



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Address: The Lodge, Watcombe Beach Road,
Torquay, TQ1 4SH

Property type: Detached House

Tenure: Freehold

Council tax band: F

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

Occupying an enviable position within a tranquil woodland setting on the northern outskirts of Torquay, this highly individual detached period residence displays a striking late Victorian or early Edwardian architectural character, with strong Tudor Revival influences. Natural stone elevations, decorative timber framing, steeply pitched gables and prominent chimneys combine to create an enchanting lodge-style appearance.

Situated approximately 300 metres from the beautiful and secluded Watcombe Beach, the property is surrounded by extensive, established grounds and offers a rare combination of privacy, character and generous outdoor space, together with flexible 2/3-bedroom accommodation.

A gated driveway opens from Watcombe Beach Road, providing off-road parking while access to 2 separate single garages can be found on the other side of the property, with further parking available immediately in front. Gardens surround the house, while the principal garden extends beyond the garage block. This unexpectedly substantial and wonderfully secluded space is approached from the sunroom by a picturesque walkway beneath a mature pergola, creating an attractive transition between the house and

garden.

Internally, the accommodation retains considerable period charm and presents an excellent opportunity for a purchaser to update and personalise the property to their own requirements. The ground floor includes a generously proportioned kitchen and dining area, partially separated by a striking exposed-stone wall that creates a natural divide between the 2 spaces while retaining a connected and sociable arrangement.

A door leads into the practical utility room and cloakroom, which is fitted with a work surface, stainless steel sink and space and plumbing for a washing machine and under-counter refrigerator. This room also houses the gas-fired boiler and includes a WC, together with 2 useful airing cupboards providing shelving and hanging space.

Twin glazed doors open from the kitchen and dining area to the spacious sunroom/conservatory. This versatile reception space provides access both to the front driveway and to the pergola-covered walkway leading towards the principal garden.

Completing the ground floor are 2 separate reception rooms, one of which could readily

serve as a third bedroom, formal dining room or home office. The first floor provides 2 well-proportioned double bedrooms and a particularly spacious family bathroom.

With its distinctive period architecture, versatile accommodation, substantial gardens, garaging and peaceful woodland surroundings moments from Watcombe Beach, this remarkable property represents a rare opportunity to acquire a truly individual coastal home.

Council Tax Band: F (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband: 7Mbps download, 0.8Mbps upload

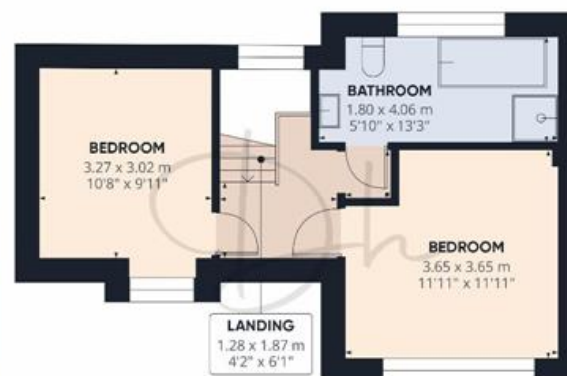
- * Superfast broadband: 57Mbps download, 11Mbps upload

- * Ultrafast broadband: 1800Mbps download, 220Mbps upload

- Networks in the area: Openreach



Ground floor



Floor 1



Approximate total area^m

131.2 m²

1411 ft²

Reduced headroom

1.9 m²

20 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

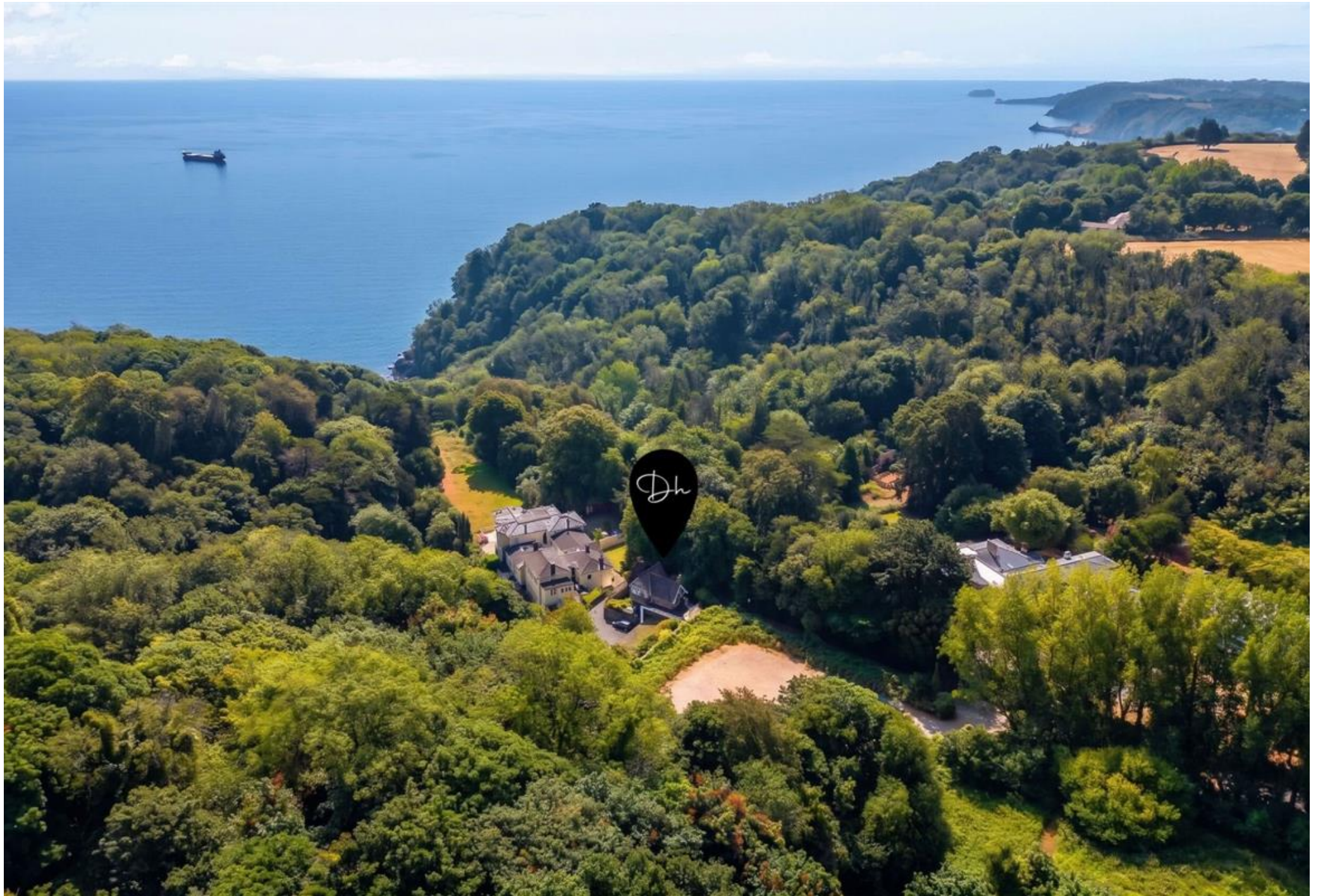
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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