

SUMMARY

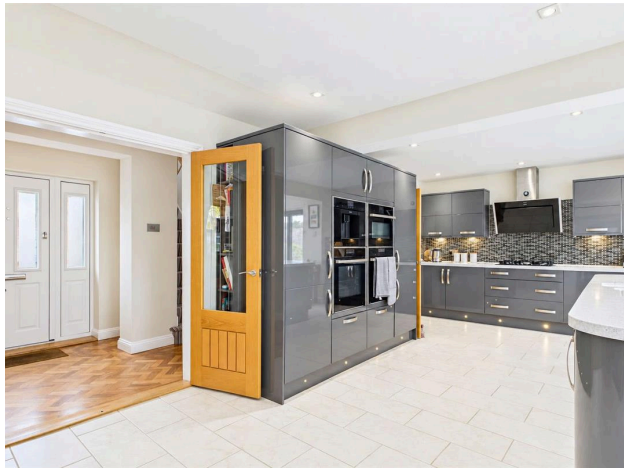
Prestigious Babbacombe Address | Substantial Detached Residence | 5-Bedroom Home & 2-Bedroom Annexe | Exceptional Kitchen/Family Room | Formal Dining & Garden Room Living | Principal Suite with Dressing Room & En-Suite | South-Facing Garden with Expansive Terraces | Driveway Parking & Double Garage

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www.danielhobbin.uk/P-RS0989/

Address:	York Crescent, Babbacombe, Torquay, TQ1 3SH
Property type:	Detached House
Tenure:	Freehold
Council tax band:	F
EPC:	D
Bedrooms:	7
Bathrooms:	5
Receptions:	4
Parking:	✔
Garden:	✔













DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

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DESCRIPTION

Set within one of Babbacombe's most desirable addresses, this impressive detached residence occupies a generous plot on York Crescent, offering beautifully appointed accommodation, excellent versatility and a superb lifestyle setting close to the very best of the surrounding area.

The property has been thoughtfully extended and comprehensively modernised by the current owners, creating an elegant and substantial home arranged as a five-bedroom principal residence with an adjoining two-bedroom annexe. This flexible layout is ideal for multi-generational living, visiting family, guest accommodation or those seeking space to work from home while retaining privacy.

Externally, the home is approached via driveway parking to the front, complemented by the valuable addition of a double garage. To the rear, the property enjoys a sizeable south-facing garden, designed to make the most of its sunny aspect. Expansive elevated terraces extend directly from the kitchen/family room and annexe. They provide excellent space for outdoor dining and entertaining, while two sets of steps lead down to the expansive lawn. A swim spa further enhances the garden, creating a private and relaxing setting for both family life and social occasions.

While it enjoys its peaceful and tucked-away position, the property is exceptionally well placed for the amenities of both Babbacombe and St Marychurch. Babbacombe Downs is within a pleasant walk, offering striking coastal views and access via the historic Cliff Railway to the shingle beaches at Oddicombe and Babbacombe below. A pedestrian route from the head of the cul-de-sac leads towards the attractive Tessier Gardens, with the shops, cafés and everyday facilities of St Marychurch beyond, retaining a charming village feel. Torquay Golf Club is also close by, along with nearby tennis, sailing and bowls clubs, making this an outstanding home for those seeking space, privacy and convenience in one of Torquay's most sought-after coastal neighbourhoods.

Council Tax Band: F (Torbay Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Private Garden, Rear Garden, Terrace
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: 17Mbps download, 1Mbps upload
* Superfast broadband: 54Mbps download, 10Mbps upload
* Ultrafast broadband: 1800Mbps download, 220Mbps upload
- Networks in the area: Virgin Media, Openreach

The Arrival: The property is introduced by an attractive, wide frontage, creating a strong first impression on arrival. A generous block-paved driveway provides parking for multiple vehicles and continues along the side of the home, offering convenient access to the rear. To the front, the driveway also leads to a double garage, complete with remote-controlled doors, power and lighting. In addition, there is a further driveway area laid with gravel, positioned adjacent to the block paving. From here, steps descend to a pathway that guides you to the front entrance. Once inside, the reception hall immediately sets a welcoming tone, beautifully finished with woodblock parquet flooring that adds warmth, character and a sense of quality to the entrance space.

The Heart of the Home: Twin wooden glazed doors open from the reception hall into an exceptional kitchen, breakfast and family room, forming a striking centrepiece to the home. Designed for both everyday living and entertaining, the space is arranged around an impressive central island with Corian work surface, inset sink, carved drainer and breakfast seating. The kitchen is fitted with sleek high-gloss grey units, matching work surfaces, under-counter and plinth lighting, and an excellent range of integrated Neff appliances, including twin ovens, microwave, coffee machine, five-ring gas hob with filter hood, fridge/freezer, dishwasher and under-counter fridge. Beyond the kitchen, the breakfast and lounge area is enhanced by twin gabled ceilings, rooflights and generous glazing, creating a bright and sociable family space. Bi-folding doors at each end open directly to the paved terrace and gardens beyond, providing a superb indoor-outdoor connection.

Utility & Practical Services: Positioned off the reception hall, directly opposite the kitchen, the utility room provides a generous and practical support space for the main accommodation. Fitted with a range of white units and square-edge work surfaces, it includes a one-and-a-half bowl stainless steel sink with drainer, together with provision for a washing machine and fridge/freezer. A sizeable boiler cupboard houses the Glow-worm boiler and Gledhill cylinder, keeping household services neatly contained. The utility room also benefits from an additional external access point to the front of the property, enhancing day-to-day convenience.

Formal Dining & Garden Room Living: Adjoining the kitchen and forming part of the west wing of the property, the dining room can also be accessed directly from the reception hall. Beautifully presented and finished with matching woodblock parquet flooring, this room provides an elegant setting for formal dining, further enhanced by a walk-in bay which frames a pleasant outlook across the rear terrace and gardens. From the dining room, twin glazed wooden doors open into the magnificent living and sitting room, a superb reception space designed for both relaxation and entertaining. Generously proportioned and filled with natural light, the room enjoys a wonderful connection to the outside, with a striking corner and wide bi-folding doors opening directly onto the paved terrace and landscaped gardens beyond. A wall-mounted living flame-effect fire creates a stylish focal point, while inset downlighters and recessed mood lighting add to the contemporary finish and evening ambiance.

Cloaks, Storage & Guest Cloakroom: Also accessed from the reception hall, a glazed wooden door opens into a practical cloaks area, finished with woodblock parquet flooring to match the surrounding entrance space. This useful area includes an under-stairs storage cupboard, providing convenient space for coats, shoes and household items. A further door leads through to the ground floor cloakroom, fitted with a wash basin and WC, adding everyday convenience for both family living and visiting guests.

The East Wing Annexe: Completing the ground floor accommodation, and positioned within the east wing of the property, is a highly versatile suite of rooms offering excellent flexibility for a range of living arrangements. Currently used by the owners as part of the main home, this area provides a second lounge, a well-proportioned home office, a generous bedroom and a contemporary shower room. The layout lends itself particularly well to use as self-contained or semi-independent annexe accommodation, with the potential to create a two-bedroom arrangement if required. This could be ideal for multi-generational living, visiting guests, older children seeking greater independence, or those looking for a dedicated work-from-home environment. Subject to any necessary consents, the space may also offer scope to generate additional income, making it a valuable and adaptable extension of the main accommodation.

First Floor Principal Suite: Rising to the first floor, the accommodation continues with five bedrooms, three with contemporary en-suite facilities. The principal bedroom is of particular note, enjoying generous proportions and French doors with matching side screens. These doors open to a Juliette balcony, taking in views across the gardens and surrounding area. The room also features a range of fitted drawers with an incorporated dressing table. Adjoining the bedroom is a dedicated dressing room, enhanced by a rooflight, fitted wardrobes with mirror-fronted sliding doors and additional eaves storage. From here, access continues into the luxurious principal en-suite. This is appointed with a freestanding bath, walk-in shower with body spray and rain head, twin vanity basins, WC with concealed cistern, fully tiled walls and flooring, heated towel rail and window.

Further First Floor Bedrooms & Family Bathroom: Also arranged across the first floor are four further bedrooms, providing excellent flexibility for family living, visiting guests or home working. Two of these bedrooms benefit from their own contemporary en-suite facilities, creating a particularly practical layout for a substantial family home. Completing this level is the family bathroom, fitted with a panelled bath, corner shower cubicle, wash hand basin and WC. Part-tiled walls and a window provide a clean, well-presented finish, serving the remaining bedrooms and adding further convenience to the first floor accommodation.

Loft Rooms & Additional Space: From the first floor landing, a door opens into an inner lobby with a window and a turned staircase rising to the loft level. Here, there are two interconnecting loft rooms, both enhanced by Velux rooflights which provide natural light. These versatile spaces offer excellent potential for use as hobby rooms, occasional work areas or extensive storage, adding further flexibility to already generous accommodation.

Rear Garden & Terraces: Enjoying a southerly aspect, the rear garden provides an impressive outdoor setting, well suited to both family use and entertaining. Directly adjoining the kitchen/family room and annexe is an extensive paved terrace, finished with glazed balustrading and ornate railings, creating a generous seating and dining area with an attractive outlook across the gardens. Two sets of steps lead down to the main lawn, which is enclosed by walled and fenced boundaries, offering a good degree of privacy and security. The lawn is of excellent size and is complemented by mature planting, including a substantial beech tree which provides natural shelter and character. A further composite decked terrace extends from the paved seating area and incorporates glazed balustrading, with a recessed swim spa and hot tub creating a superb leisure space. The garden also includes a timber shed, greenhouse and productive beds, adding practicality to this beautifully arranged outdoor area.



Ground floor



Floor 1



Floor 2

Approximate total area(1)

333 m²

3584 ft²

Reduced headroom

13.7 m²

147 ft²

(1) Excluding balconies and terraces

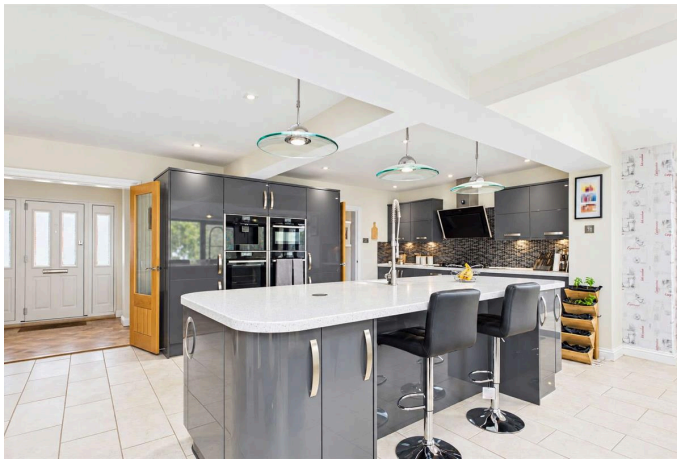
Reduced headroom

..... Below 1.5 m/5 ft

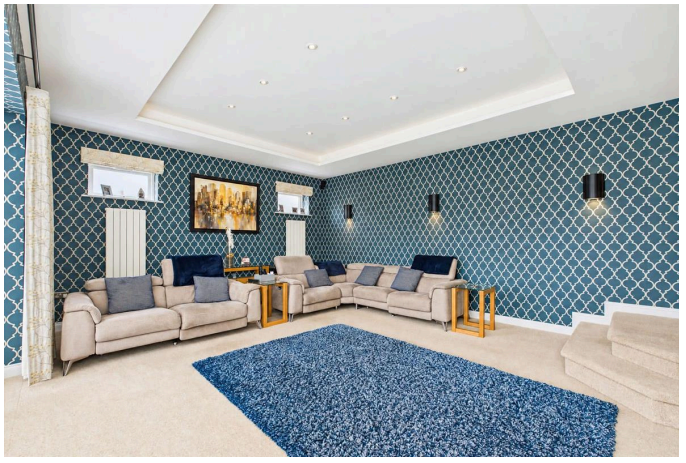
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

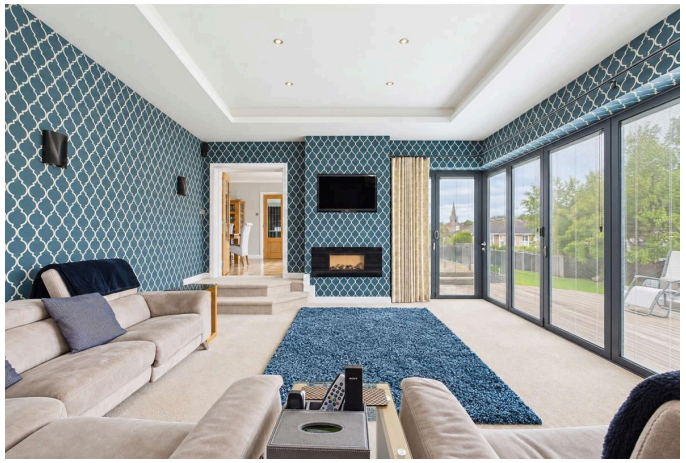
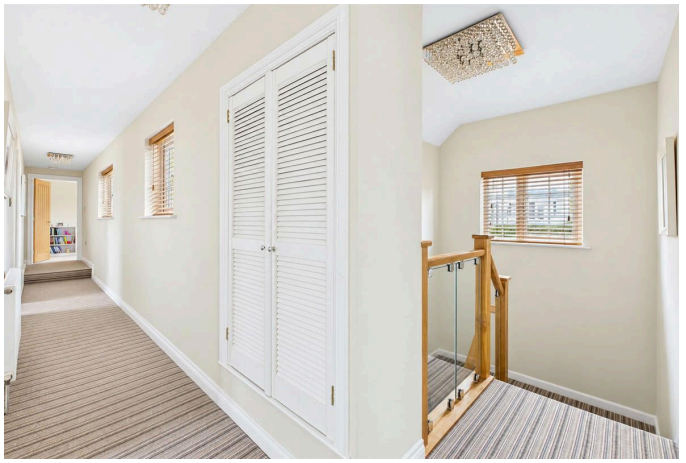
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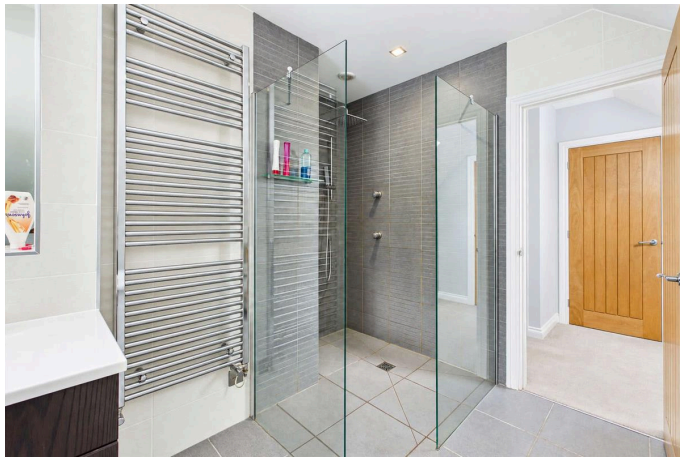
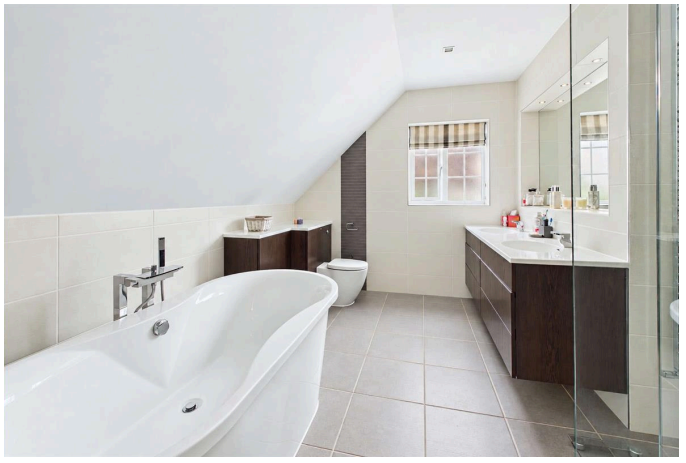

































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