



Villa Stuart
Torbay Road | Torquay | Devon | TQ2 6QH

FINE & COUNTRY

VILLA STUART





Welcome to Villa Stuart, a truly wonderful detached Victorian Villa, situated within the very heart of the English Riviera.

This lovely family home is located up off the Torbay Road in the sought after Livermead area of Torquay. The property, which is unlisted, is one of the few remaining Villas in this area occupied as a main home, as many of these large Villas have been subdivided into apartments. Indeed, this property was originally three apartments until 2016 when the current owners undertook a sympathetic and tasteful renovation, reinstating it back to a single dwelling. Whilst Villa Stuart has had extensive work done to it, it retains many of its original features with light and spacious rooms, high ceilings, picture rails and ornate corning found in many of the rooms.

The property offers accommodation principally over two floors, with a large basement area with multiple rooms. Villa Stuart has five double bedrooms, all with en suite facilities and four reception rooms. There is a high quality modern bespoke kitchen with integrated appliances and modern bath and shower rooms to all of the bedrooms. The main two bedrooms afford the most wonderful views of the whole bay with the master bedroom offering a fabulous dual aspect, large dressing room and en suite shower room. The master bedroom must be seen to fully appreciate its panoramic views.

Outside, there is a private gated entrance providing driveway parking for numerous cars, a large single garage and a large double garage with a self contained studio or games room above. The garden affords fabulous sea views from both the raised terrace down to the main garden which has a low maintenance astro turf lawn surrounded by colourful borders providing a profusion of colour.

STEP INSIDE

Villa Stuart is a characterful family home of grand proportions yet with a cosy, welcoming feel. Accommodation is predominantly laid out over two floors with additional basement rooms and outside, a studio above the double garage with it's own kitchen and shower room.

From the main entrance and porch there is a spacious hallway with attractive, ornate return stairs which lead up to the first floor level. Radiating off the hallway are a choice of reception rooms. The main two rooms are situated to the front of the Villa affording fabulous views across Torbay. The drawing room and dining room have been made into one glorious room with a tasteful archway between the two further rooms. This substantial room now offers a sizeable bay frontage making the very most of the views. This beautiful room features high ceilings, picture rails and ornate cornicing beautifully complemented by the light pastel coloured décor. There is a modern bespoke kitchen with a comprehensive range of base level and wall mounted units providing clean lines, integrated appliances and light granite work tops with twin sinks inset. There is access to the side and front of the property and the upper decked terrace for entertaining. From the kitchen, there is a generous breakfast room with additional units and doors which open out to a single storey extension currently utilised as an office. There are two further receptions, one used as a second study, the second a TV room or morning room and there is a stylish downstairs wc. From the main hallway, a flight of stairs lead down to the basement where there are three storage rooms and a boiler room. Double doors lead from the breakfast room up a few stairs to a large home office.





SELLER INSIGHT

“As soon as we walked in to view the property, we instantly knew it was our forever home. Even in a state of neglect and disrepair, and laid out as 3 flats, it just oozed good vibes. So, we lavished love and a considerable amount of money on restoring this beautiful Victorian Villa to its former glory and it took over a year to complete.

With wonderful high ceilings, the property is in an unrivalled position on the Torbay coastal road. We love the expansive view as it takes in the whole bay, and it is an ideal spot to watch all the sailing regattas. It truly has a magnificent vista.

We created and have enjoyed a very low maintenance garden and it has been the venue to many wonderful parties. Very sadly my husband now struggles with the stairs and needs to have all facilities on one level, otherwise we wouldn't consider selling this beautiful home. We will take with us irreplaceable memories.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









From the first floor landing there are five double bedrooms, all having modern en suite facilities. The principal two bedrooms are to the front of the Villa and enjoy stunning sea views across the bay as well as light dual aspects. The master bedroom is a fabulous, spacious room sharing a similar footprint to the main drawing room below. There are 180 degree uninterrupted views from this room which leads to a sizeable dressing room and modern en suite shower room.

















STEP OUTSIDE

Outside the main house there is a self contained studio or games room located primarily above the double garage. From the ground floor there is a shower room / wc, with stairs leading up to a spacious living area and kitchen.

Accessed via electric gates, the drive leads to a large parking area, single garage and separate double garage with studio or games room above. From the parking area, there are glimpses of the wonderful sea views that are to come. Directly to the front of the house is a raised sun terrace, providing a perfect entertaining area with uninterrupted views to the water nearby. The garden gently slopes away from the house and is landscaped with ease of maintenance in mind. There is a large area of artificial grass lawn heading down to the far boundary surrounded by well stocked, colourful borders, mature trees including palms. Accessed from the kitchen and to the side of the house is a sizeable covered and decked dining area offering an excellent degree of privacy. There is also a greenhouse and summer house.

LOCATION

Villa Stuart occupies an elevated position off Torbay Road, affording excellent privacy and outstanding panoramic views. This exceptional Villa offers easy access into Torquay town centre, the harbour and the Royal Torbay Yacht Club. There are wonderful, level walks along the coast with a variety of sandy beaches, attractive headlands and Torre Abbey Meadows surrounding the historic Abbey. Cockington Village & Country Park is also within a short drive or walk from the house. Torquay town centre is around a mile away and offers an excellent variety of established shops, amenities and restaurants. Torquay Railway station is just 0.3 miles from the property and is a short level walk. Trains connect the main Penzance to Paddington line at Newton Abbot with train time to London taking around 2 hours 45 minutes from there. For internal or international flights, Exeter Airport is 28 miles away taking around 45 minutes via the South Devon Expressway to Exeter.

DIRECTIONS

TQ2 6QH. From Torquay Harbourside proceed on Torbay Road heading in the direction of Livermead. Continue past the Marina, Abbey Sands Beach and Torre Abbey Meadows. Continue straight on at the traffic lights passing the Grand Hotel on your right towards Corbyn Head. After the Seaway Lane turning there is a private road between Waters Edge and the Livermead House Hotel and Villa Stuart is the property on the right hand side.

USEFUL INFORMATION

Council Tax Band: G

Local Authority: Torbay District Council - www.torbay.gov.uk / 01803 201201

Property Tenure: Freehold (not listed)

Services: Mains gas, water & electricity. Mains drainage.

Important Locations: Torquay Railway Station: 0.3miles, Dartmouth (via Higher Ferry) 10 miles, Exeter 24 miles, Exeter Airport 27 miles, Plymouth 31 miles.

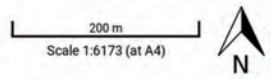
Agent Details: Via Fine & Country South Devon - 01803 898321 / ian.bransdon@fineandcountry.com

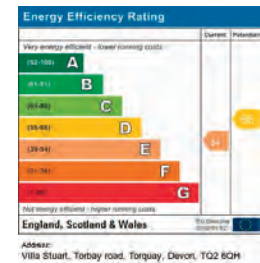
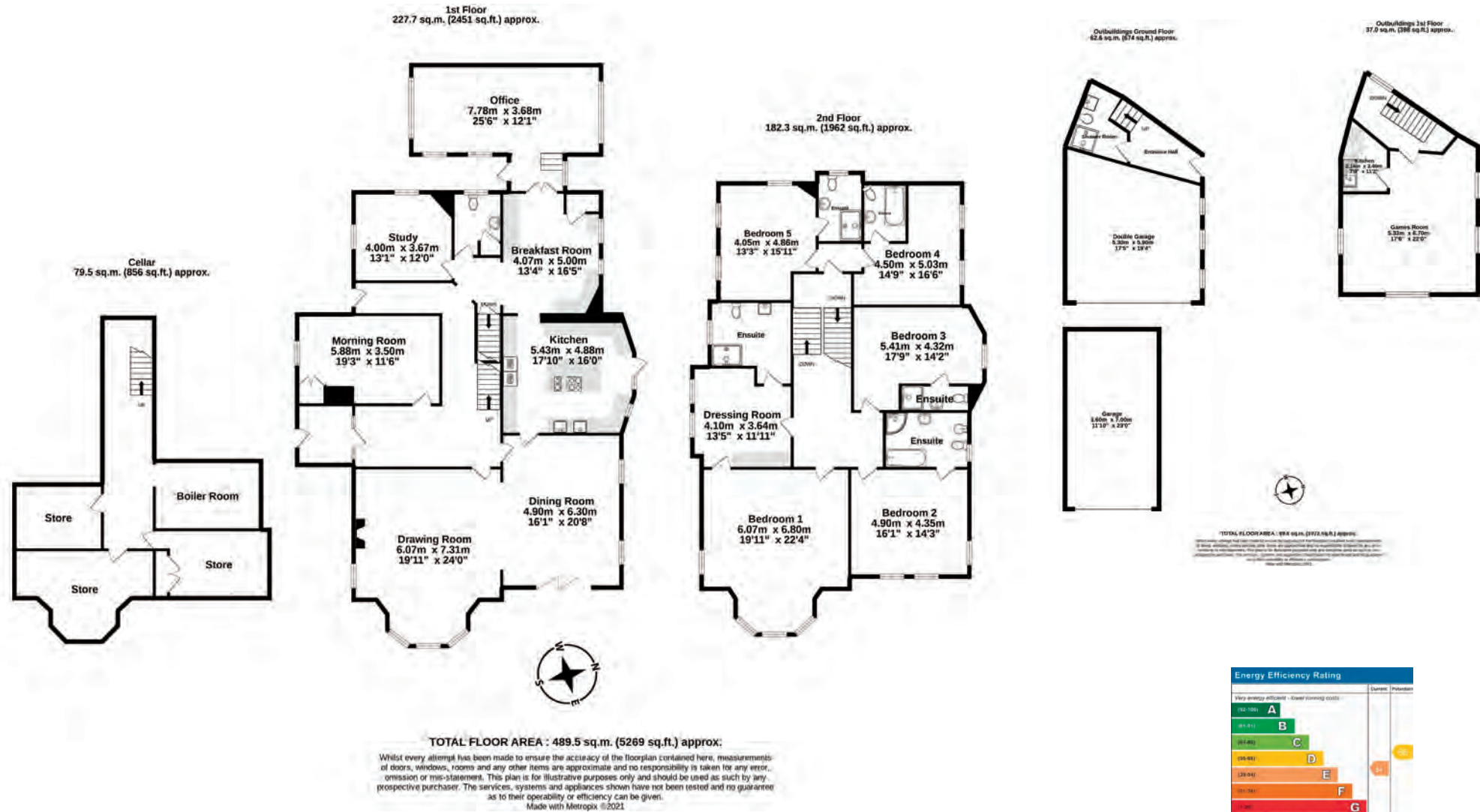






Produced on Oct 5, 2021.
© Crown copyright and database right 2021 (licence number 100059532). Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 14.10.2021





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



IAN BRANSDON

SENIOR VALUER

follow Fine & Country South Devon on



Fine & Country South Devon
50 Fore Street, Bovey Tracey, Newton Abbot, Devon TQ13 9AE
01626 818094 and 01803 898321 | southdevon@fineandcountry.com

