



JOHN LAKE
ESTATE AGENTS

Cary Court

Hunsdon Road | Torquay | South Devon | TQ1 1QB

A FINE VICTORIAN RESIDENCE, historically a boutique hotel and currently used by our clients as a beautiful family home with SUBSTANTIAL INCOME from TWO HOLIDAY COTTAGES and a rear APARTMENT which is let to an established tenant. The sheltered veranda and principal rooms overlook the south facing subtropical gardens, complete with outdoor heated swimming pool affording a lifestyle of the English Riviera.

Torquay's town, harbourside and yacht marina lie at the base of the hill from Cary Court offering a hive of activity and boasting a wealth of water sports, waterside restaurants, bars, theatre and shopping to name just a few attributes. Local amenities can be found at nearby Wellswood with its village ambiance, located just past the end of Lower Warberry Road providing a parade of shops, restaurants, pub, Church and primary school.

offers in excess of £1,250,000 Freehold

JL

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Main House

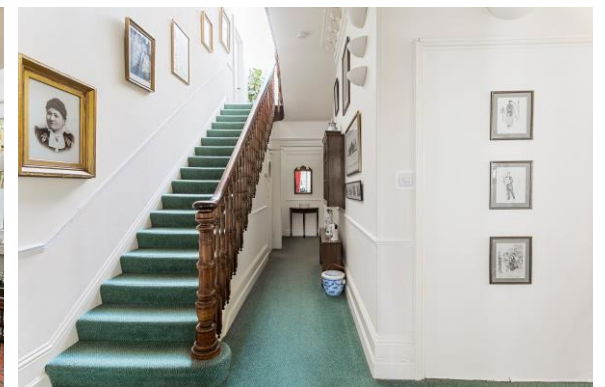
Stepping through the entrance door of Cary Court with stained glass inner doors and matching sidescreens, you are immediately impressed by the spacious reception hall with WC. Glazed double doors lead to a STUDY, traditionally the morning room with marble fireplace. The DRAWING/DINING ROOM is a simply striking room featuring high ceilings with elegant cornice work and a marble fireplace with log burning stove. Full height bay windows overlook the veranda and beyond to the subtropical gardens and swimming pool. A GARDEN ROOM leads off the main room, a perfect space for relaxation and direct access onto the veranda. The KITCHEN/FAMILY ROOM is loosely arranged as three independent spaces for cooking, seating and dining and enjoying views over the garden with access onto both the front veranda and rear courtyard. A further SNUG LOUNGE completes the ground floor of the main house.

A turned staircase rises to the first floor, with a connecting doorway leading off the half-landing to 'The Link'. The main landing provides a generous linen cupboard and access to the BALCONY from where some of the best views are enjoyed in a southerly direction over the gardens and swimming pool. FOUR SPACIOUS ENSUITE BEDROOMS, one with additional dressing room provide perfect space for a family, with views over the gardens and pool from the two south facing rooms.

From the reception hall, stepped access leads down to EXTENSIVE CELLERAGE, comprising two spacious storage rooms with both providing access to the swimming pool and garden. Further small internal store room.

The Link (Holiday Cottage)

Entrance door to the HALLWAY opening into the DINING ROOM with window. The LOUNGE has a door leading to a private courtyard. KITCHEN fitted with a range of grey, hand painted units and working surfaces with inset sink unit. Electric hob with oven under and space for fridge/freezer. UTILITY with provisions for washing machine and dryer. SHOWER ROOM/WC with window to the rear. Stairs rise to the First Floor Landing from where 3 BEDROOMS lead off, two of which are doubles with EN-SUITE facilities.





10
minute walk
to
Torquay's
Harbourside



15
minute walk
to
Wellswood
'village'



The White House (Holiday Cottage)

Entrance door into the OPEN PLAN DINING HALL/KITCHEN, fitted with an extensive range of units and working surfaces with inset sink unit. Electric ceramic hob with electric oven under, provisions for washing machine and dishwasher, space for fridge/freezer. The LOUNGE has a window to the front with distant sea peeps. REAR HALL with door to the rear courtyard and understair storage area. Stairs rise to the First Floor Landing with 2 DOUBLE BEDROOMS off, both with sea peeps and EN-SUITE facilities.

The Apartment

The apartment is approached via a pedestrian entrance to the rear of the White House, into its own private courtyard where there is a UTILITY ROOM & STORE. Entrance door to the OPEN PLAN LOUNGE/DINING ROOM/KITCHEN. The kitchen is fitted with a range of units and working surfaces with inset sink unit. Electric hob with oven under and space for fridge. DOUBLE BEDROOM with window & SHOWER ROOM.

Step Outside

The property is approached via a private driveway with parking for 5 vehicles to the bottom and further parking for 3-4 vehicles at the top of the driveway. There are private courtyard areas for each of the three units to the rear of the property with the main gardens and swimming pool to the front.

There are spectacular gardens to the front of the property with an amazing array of sub-tropical planting including bamboo, banana plants and large palms, which surround the heated swimming pool, bringing a Colonial feel, steps from the veranda lead down to the swimming pool with a paved surround.

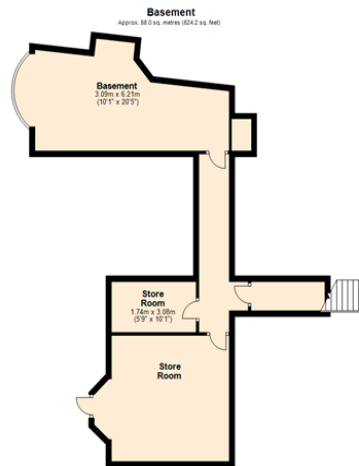
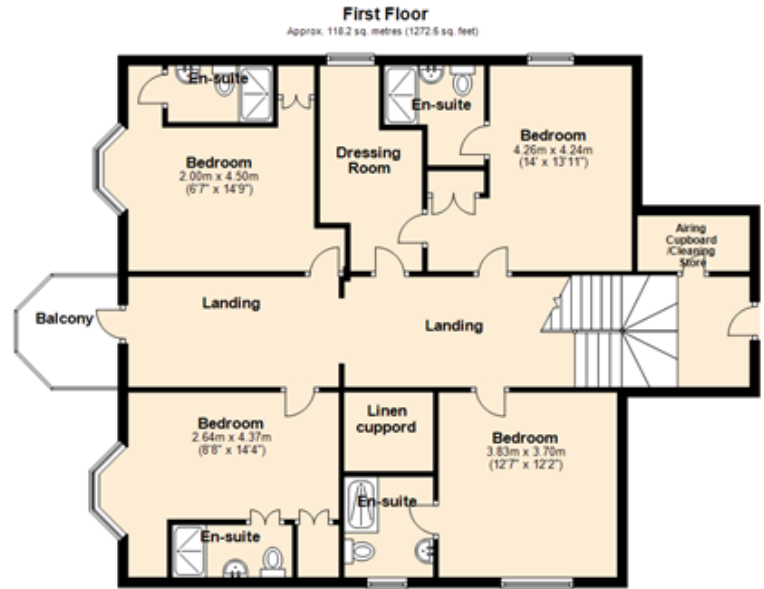
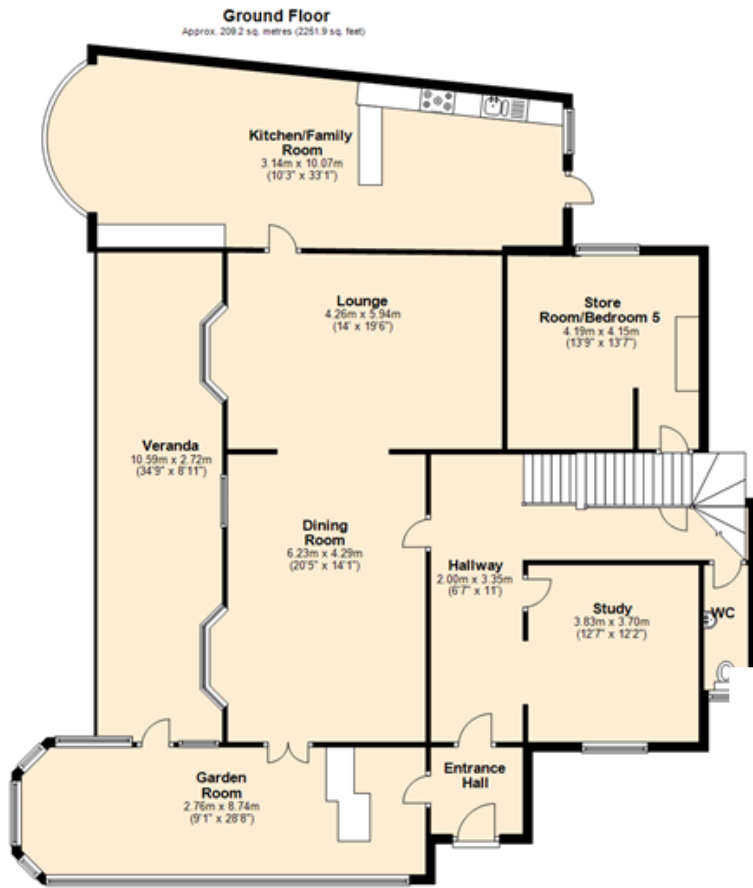
Website

www.carycourthotel.co.uk

OWNERS INSIGHT

"Cary Court is a Colonial style house nestling peacefully up on Braddons Hill yet just a few minutes walk down to the harbourside with all of its amenities .Sitting on the veranda for a pre-dinner drink or wandering down the garden through the palms , bananas & other exotic plants to the Koi carp pond its often been said that you could be on a tropical island. Built on part of the Cary Estate circa 1890 it became the summer home of the Holland sisters in 1919 & over the years inhabitants of Braddon Hill have included Benjamin Disraeli & Isambard Kingdom Brunel .

We have spent 17 happy years running first a B&B & now 2 self contained, self catering holiday houses attached to the main house & a further ground floor apartment at the rear of the property . We have hosted some great parties & social occasions over the years from pool side barbecues to more formal affairs as the spacious house lends itself to entertaining but now it's time to scale down our activities to spend more time with family & friends both here & abroad . Cary Court will however be sorely missed."



Total area: approx. 385.4 sq. metres (4148.7 sq. feet)

IMPORTANT: we would like to 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.