



JOHN LAKE
ESTATE AGENTS

Cocoon Cottage

78 Coombe Lane | Torquay | South Devon | TQ2 8EA

Tucked back from the road with attractive sunny garden approach lies Cocoon Cottage, a character semi-detached house of great charm. The deceptive living space is arranged over three levels, featuring four bedrooms, one of which has French doors opening to a bridge leading across to a higher garden level presenting scope to landscape.

Coombe Lane stands in a convenient location betwixt the comprehensive amenities of St Marychurch and The Willows, with the former providing a pedestrianised shopping precinct, and the latter a host of national chain stores including Sainsburys, M&S and Boots. Torquay Golf Club and a selection of schools are equally accessible.



£299,950 freehold



The Old Town Hall | Manor Road
St Marychurch | Torquay | TQ1 3JS

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Our Area

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

Step Inside

A pedestrian pathway from Coombe Lane leads to a gate opening into the private garden. The entrance door opens into a vestibule, leading into the SITTING ROOM which enjoys a window with seat overlooking the garden approach. A panelled door with leaded light detailing connects the KITCHEN, an irregular 'L' shape with door to the rear courtyard. The main area provides a range of white plank design units, worktops with one and a half bowl sink. Integrated gas hob and electric oven beneath. Provision for washing machine and tumble dryer. Two windows and a wall mounted gas boiler. The kitchen continues to a further area with space for the fridge freezer and general storage. The stairs ascend to the first floor landing with window seat overlooking the garden approach. The first floor level provides TWO BEDROOMS, one overlooking the garden approach and the second with French door opening to a bridge leading to the raised garden. The BATHROOM is a generous size comprising a double shower with glazed screen, panelled bath, WC and vanity unit with blue glass sink and matching cascade tap. Window to the side elevation. From the first landing, stairs continue to the second floor landing, once again enjoying a window with seat overlooking the garden approach. The second floor provides TWO FURTHER DOUBLE BEDROOMS.





5
minute drive
to
St Marychurch



5
minute drive
to
The Willows



Step Outside

A particular feature of Cocoon Cottage is the private gardens. The main garden has been laid to artificial turf for ease of maintenance, enclosed by fenced boundaries. Access leads down the side of the house to a courtyard, from where direct access can be gained into the kitchen. A gateway opens to a pathway, which Cocoon Cottage has an easement to access the private higher area of garden which has been left wild, but great scope to landscape. The garden area can be approached from one of the first floor bedrooms via a bridge.

Additional Information

PLEASE NOTE – There are small areas of flying freehold.

OWNERS INSIGHT

"I instantly fell in love with Cocoon Cottage thirty years ago, and it has been cherished home for me and my family ever since. The property is certainly unique, and for anyone like me who loves period property, there is a great deal of character. The gardens are secluded, and although i have left the top section to go wild, it has potential if anyone wishes to landscape.

The old house holds so many wonderful memories for me, watching my girls grow up and now grandchildren. It will be emotional to hand the keys over, but I know the time is right to downsize and let new owners make their memories."

Council Tax Band C (Torbay Council)

EPC - E

SAT NAV TQ2 8EA

Regional Cities of
Exeter & Plymouth
approximately 21 miles
and 34 miles
respectively

Magnificent
Dartmoor National
Park approximately
14 miles

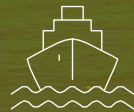
TORQUAY IS WELL CONNECTED...



Newton Abbot
Station
approximately
5 miles
Torquay Station
approximately
3 miles

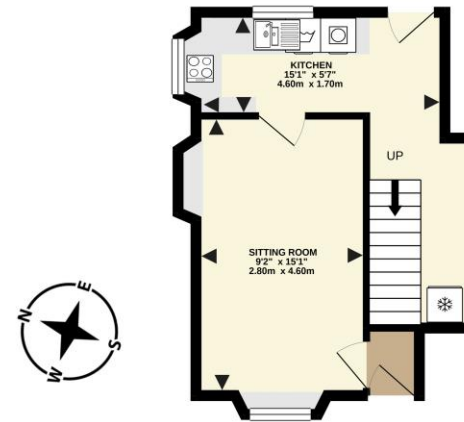


Exeter
Airport
Approximately
24 miles

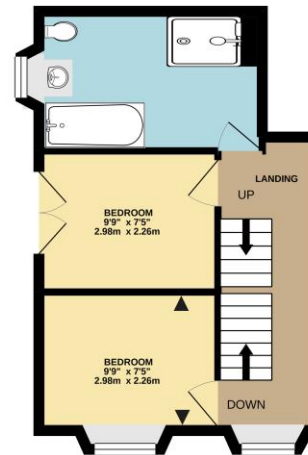


Torquay
Harbour
approximately
3 miles

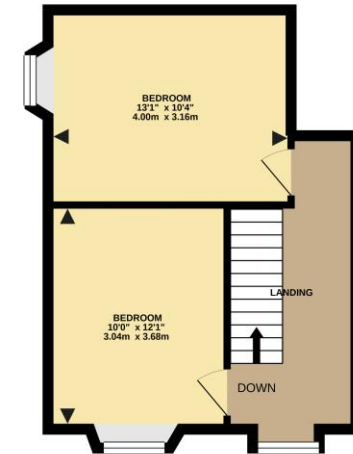
GROUND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.