



JOHN COUCH
THE ESTATE AGENT

Skyfall
12 Winsford Road Torquay
£850,000 Freehold



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Torquay Devon TQ2 6UG

£850,000



A four bedroom detached house recently re-furbished and extended providing contemporary accommodation with a high degree of privacy and superb first floor views into Tor Bay

Entrance hall ■ Utility room ■ Cloakroom
Sitting room ■ Kitchen/breakfast room ■ Dining room
4 bedrooms ■ En-suite ■ Bathroom
Gardens ■ Garage

FOR SALE FREEHOLD

Skyfall has evolved from its 1970s origins and been cleverly re-designed to provide practical 21st century living spaces with light well-proportioned accommodation that invites a relaxed lifestyle. Set on a wide corner plot, the gardens have a high degree of privacy, there is good driveway parking and a small garage.

LOCATION

This area of Livermead is within easy reach of the sea front, beaches, marina and town and is well served by a local bus route and is close to good local amenities including schools (subject to local catchment rules). Close by are Scadson Woods where pathways lead to Cockington Valley in one direction and Occombe Farm with its delicatessen and café in the other.

The listed village of Cockington is home to the historic manor house, thatched cottages, pub and artisan studios. There is also a 450 acre country park which can be explored through a network of paths and cycleways.

INTERIOR

Approached over a smart resin bound driveway the contemporary front door is set beneath a long porch providing an attractive design feature and shelter from inclement weather. The front door opens to a welcoming hallway that is naturally illuminated by two large Velux windows that allow light to flood down the stairwell and into the hall.

To the rear of the house the superb kitchen/dining room has expanses of glass providing views over the garden and bi-fold doors that open to seamlessly merge the inside and outside spaces. The kitchen is fully fitted with an excellent range of contemporary wall and base units capped with quartz worktops and incorporating the usual appliances. A large central island provides space for casual dining and also creates a natural division with the dining area. The dining space has a character all its own with a vaulted ceiling, exposed beams and glass panel windows to the front aspect and French doors to the rear that open to the decked terrace and garden beyond.

VIEWING BY APPOINTMENT ONLY

The sitting room lies to the front of the house and once again is a room that is flooded with natural daylight providing a comfortable space for relaxation with views over the front garden.

Returning to the hallway is a utility room with space and plumbing for laundry appliances and a door to the rear garden, together with a separate door to the integral garage. There is also a smart cloakroom and WC.

The staircase rises to emerge on to a suspended walkway where the large roof lights provide natural illumination and excellent bay views to the rear. The principal bedroom suite spans the width of the house and is well equipped with a range of fitted furniture. There is a superb contemporary en-suite shower room where sea views can be enjoyed.

Two further double bedrooms sit to the front of the house with the family bathroom and fourth bedroom at the rear, both enjoying lovely views into Tor Bay.

OUTSIDE

The front gardens incorporate a pathway that flows around the side of the house and are screened for privacy with smart hedging. Designed for low-maintenance and visual impact the circular beds that puncture the immaculate lawn make a smart design statement.

From the rear bi-fold doors and French door open to the spacious composite deck and at a lower level a large flagstone terrace with a lawn providing a vivid green backdrop and plantings create a Mediterranean air. The gardens are exceptionally private and the terraces are orientated south and west making them ideal for al-fresco dining or for lounging whilst capturing the best of the available sunshine. A large garden summerhouse provides excellent additional space and makes a striking visual enhancement to the garden.

The resin-bound driveway provides off-road parking for four cars and there is a single garage that provides space for a small modern car or can be used for storage of bikes, kayaks etc.

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the International Marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter and ferry port at Plymouth provide gateways to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND E

£2606.68 (Payable 2023/2024)



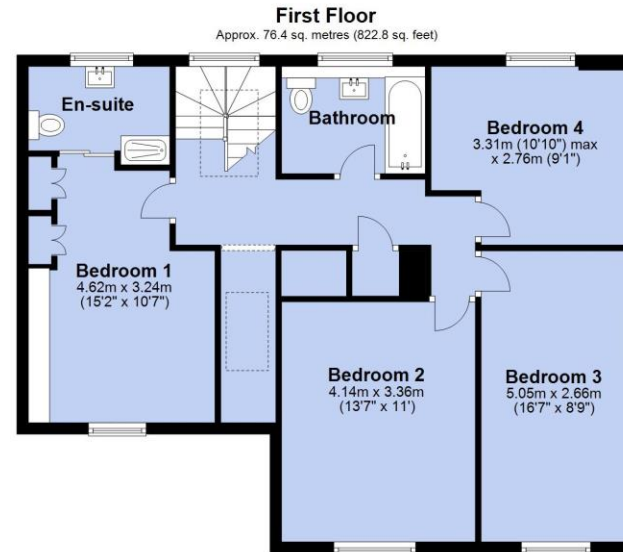
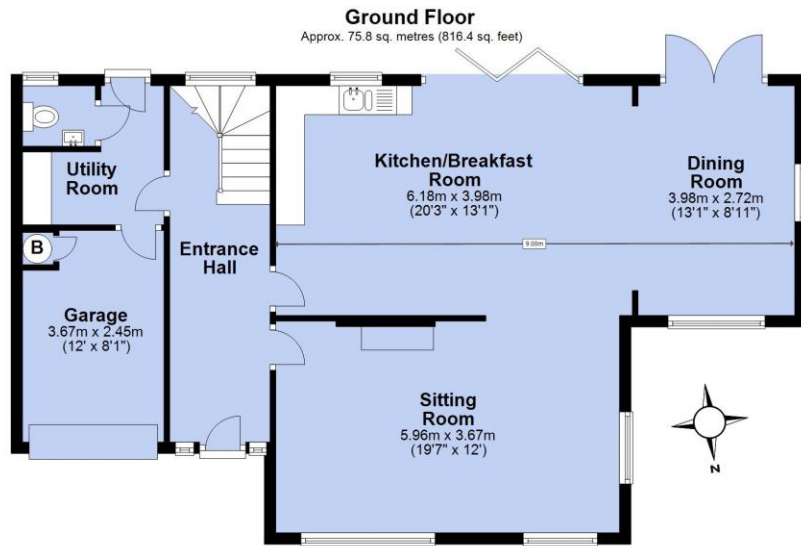




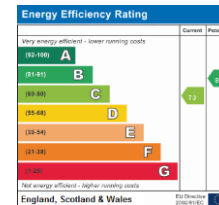








Total area: approx. 152.3 sq. metres (1639.2 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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