



**JOHN COUCH**  
THE ESTATE AGENT

Summerhill 3 The Tors  
Kingskerswell Devon

**£895,000 Freehold**







# Summerhill 3 The Tors Kingskerswell Devon TQ12 5DR

£895,000



A creatively renovated four bedroom detached Victorian Villa, providing flexible living space, open views, level areas of garden, gated off-road parking and a fully self-contained garden apartment suitable for letting, located in a sought after village location between Torquay and Newton Abbot

## FOR SALE FREEHOLD

The handsome facade of Summerhill has been carefully restored to its former glory with the contemporary extension creating an interesting contrast and considered interior spaces that offer a modern way of living that perfectly respects the Victorian heritage.

This beautiful home retains the original elegant proportions whilst the restrained and elegant palette of colour cleverly conveys a sophisticated contemporary ambiance. The unique interior has been thoughtfully designed and is peppered with carefully curated eclectic art and interior details that are reminiscent of a gentleman collector of a bygone era. This unique and stylish home has level areas of garden, gated off-road parking and a completely self-contained one bedroom garden flat which is currently successfully let.

## LOCATION

The property is located in the village of Kingskerswell, which was first noted in the Domesday Book and much of which is now a conservation area. The village has good everyday amenities including a church, primary school (subject to admissions policies), health centre, café, pharmacy and convenience store. There are many pubs nearby serving excellent food and a network of public footpaths taking the adventurous in every direction.

Kingskerswell is ideally located being equidistant between Torquay and Newton Abbot and is approximately 2.5 miles to the out-of-town shopping centres and Torbay Hospital.

## DETAILS

From the gravel path a step rise to recessed double front doors that open to a vestibule which has Minton style floor tiles and provides space for outdoor wear with a further door

Found to the right side, the kitchen has been fitted with a good range of period style wall and base units that conceal some integrated appliances. There is space for a range style cooker and a window seat provides a tempting perch to enjoy views over the walled garden to the front. This room flows seamlessly into the contemporary extension providing a casual dining area that has a feature corner window with far reaching views and bi-fold doors that give direct access to the walled front garden.

Returning to the hallway the spacious sitting room is a lovely bright room where the full length windows in the square bay frame the far-reaching views over the surrounding area and let in an abundance of natural light. A glass door in the bay allows access to a terrace whilst the marble fire surround houses a wood-burning stove creating a cosy focal point during the colder months.

VIEWING BY APPOINTMENT ONLY

Adjacent to the sitting room is a second reception room which is currently used as a formal dining room providing ample space for a table seating ten people and additional ancillary furniture. The painted fire-surround is a bold stylish statement and the canted bay window frames views over the village to the rolling hills beyond.

From the hallway a few steps descend to a rear hallway where there is a cloakroom/WC and gym. This lovely bright room would also work well as a library, music room or playroom. In the rear hall a doorway opens and stairs descend to a small cellar which is ideal for storing wine.

The original staircase rises from the hallway to a half landing where there is a bedroom with a feature fireplace which is currently sleekly fitted out to provide excellent home working space. A utility room next door has plumbing for laundry appliances and space for storage. From this landing the stairs turn and rise to the first floor where there are three double bedrooms all with windows showcasing different aspects of the surrounding hills and views over the village. These rooms are stylishly presented and have high ceilings and some period features.

Completing the accommodation is a beautifully appointed family bathroom with a contemporary double-width shower and a free-standing bath that makes a design statement under the window. The washstand style washbasin and WC with high cistern stylishly reflect the Victorian heritage.

## **OUTSIDE**

The gated entrance opens to a gravelled parking area that gives access to the front door whilst the path continues around the walled garden bordering the level lawn which provides space to relax in the afternoon sunshine.

The path continues to a side terrace which is also accessed from the sitting room and is a lovely spot to enjoy the elevated easterly views. The path flows around the back of the house gently leading to an area of level lawn bordered by mature hedges and with far reaching views.

## **GARDEN APARTMENT**

Accessed by a gate from The Tors, a path and steps descend to a small walled courtyard where there is also a brick built store. This one-bedroom apartment has been thoughtfully designed and fitted to the same high standard as the rest of the house with light-filled rooms providing a perfect hideaway which is ideal for letting or for extended family use.

## **AREA**

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by an international marina and a delightful array of shops, galleries, cafes, theatres and cinema. There are many bars and restaurants dotted along the waterside 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. Newton Abbot also offers varied shopping and dining opportunities and there are good schools in the area.

The historic riverside towns of Dartmouth and Totnes are nearby and the popular sailing resort of Salcombe, the Dartmoor National Park and English Heritage and many National Trust properties are all within easy reach. Further facilities are available at Exeter and Plymouth which are both within easy reach.

## **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway 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** (Main House) Band E (Payable 2024/2025 £2765.53) Garden Flat Band B (Payable 2024/2025 £1759.89)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) and Ultrafast (FTTP) (Estimated Ofcom Data)



































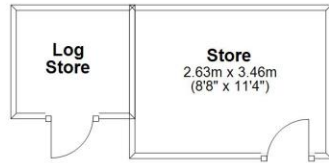




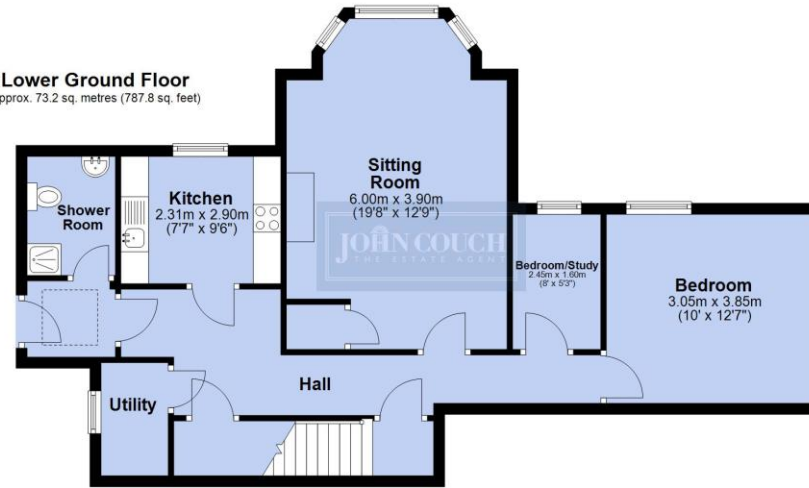




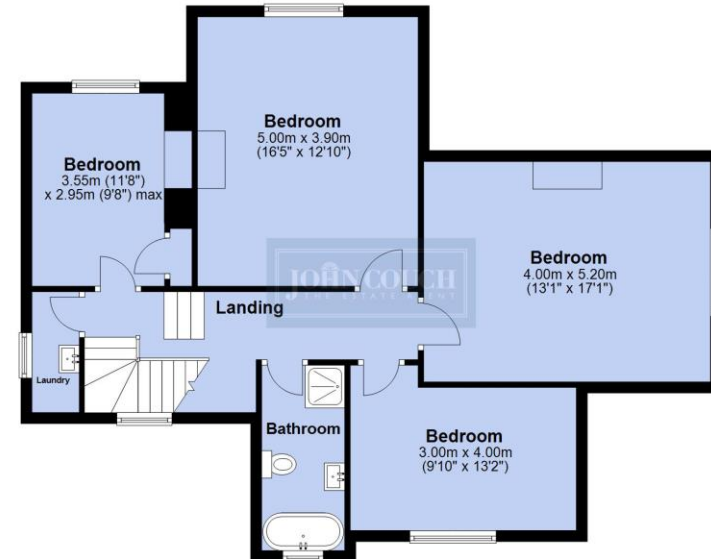
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



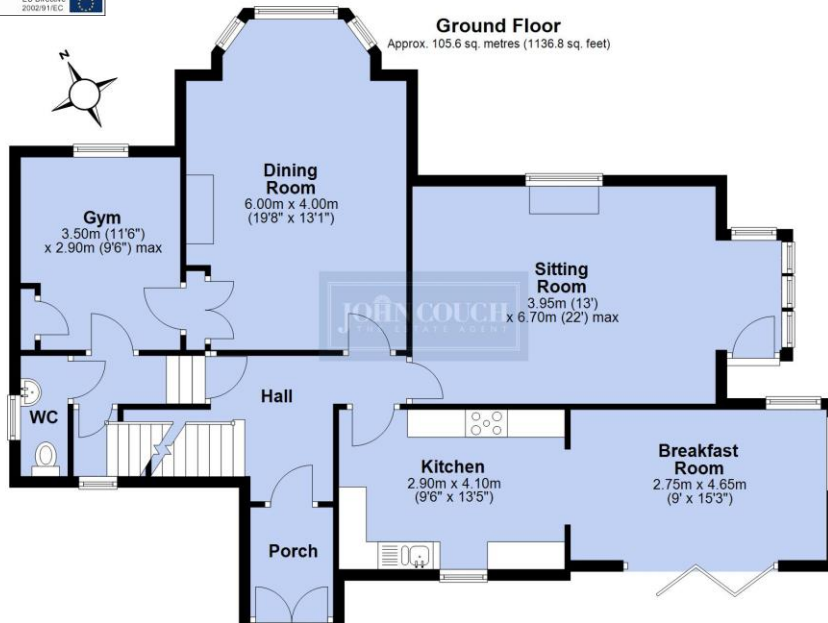
**Lower Ground Floor**  
Approx. 73.2 sq. metres (787.8 sq. feet)



**First Floor**  
Approx. 81.5 sq. metres (877.7 sq. feet)



**Ground Floor**  
Approx. 105.6 sq. metres (1136.8 sq. feet)



Total area: approx. 260.3 sq. metres (2802.3 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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IMPORTANT - We would 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 effect your decision to buy, please contact us before viewing the property.