



**JOHN COUCH**
THE ESTATE AGENT

I Villa Borghese
Ridgeway Road Torquay Devon
£595,000 Leasehold



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A stylishly restored ground floor apartment set within a handsome Grade II Listed Victorian Villa, with two bedrooms and two bathrooms, impressive living spaces, study area, south/west views into Tor Bay and Dartmoor, private gardens, garage, parking and excellent cellar rooms.

- Ground Floor with level private gardens ■ South/west facing views of Tor Bay and Dartmoor
- Drawing room ■ Kitchen/dining room with garden access
- Bedroom 2/second reception room ■ Period features ■ Study area
- Principal bedroom with en-suite shower room ■ Family bathroom
- Private and communal gardens ■ Garage and parking ■ Cellarage

FOR SALE LEASEHOLD

This early Victorian Villa (c1845) is believed to be the first Italianate Villa to be built in Torquay and whilst it was built during the early years of Queen Victoria's reign, many elements are more indicative of the Georgian period. Villa Borghese was commissioned by the Capel-Cure family to house their large collection of art treasures, whilst the Blue Plaque gracing the facade commemorates his Imperial Highness, Prince Peter of Oldenburg, a cousin of Queen Victoria who was resident here in 1850 when he laid the foundation stone for the Torquay infirmary. The house was divided into seven apartments in 1909 each with their own private entrance.

This beautiful home enjoys not only the original entrance but also many of the Villa's principal rooms where the programme of sensitive restoration has seamlessly blended the period details with contemporary elements. Immaculately presented and designed with an eye for detail this apartment spans over 2500 sq. ft of impressive living space, enhanced by a level garden with terraces enjoying a southerly/westerly aspect and views into Tor Bay and beyond.

LOCATION

Villa Borghese sits within the Lincombes Conservation area which is sought after for its historic character and quiet ambiance. The harbourside and beaches are within easy reach as are the excellent amenities at the nearby village style community of Wellswood where there is a church, school, pub, restaurant, cafes boutique shops and salons. A local bus service operates within the area and there are additional local facilities at nearby Lisburne Square.

DETAILS

The villa is approached through the original gate pillars, across the driveway where the colonnaded covered porch creates a truly grand entrance. The original glass panelled front door opens into a vestibule with Minton style floor tiles where tastefully displayed house plants create a delightful conservatory feel. A further original glass panelled door opens to the welcoming entrance hallway.

On entering the apartment you are immediately struck by the scale and proportion of the spaces and the beautifully retained period features which have been enhanced by the application of neutral tones which in turn provide a striking contrast with the warm tones of the exposed wooden floorboards.

To the right of the hallway is the second bedroom which is currently used as a sitting room. The dominant feature is the large original sash windows with working shutters which overlook the front southerly aspect, allowing abundant daylight and sunshine in. The room also has original cornicing and an attractive fireplace with cast iron fire surround with tiled inset.

Across the hallway is the kitchen/dining room with ornate original cornicing and a range of expertly fitted bespoke LochAnna units beautifully complimented by quartz countertops and an inset composite sink.

VIEWING BY APPOINTMENT ONLY

The design incorporates dresser style illuminated wall units and the cupboards house many innovative storage solutions. There is an extensive range of Bosch integrated appliances and a mantle frames the Esse contemporary electric range cooker. The room provides space for a refectory dining table where views can be enjoyed through French doors that open onto the garden terrace.

The drawing room is a space of splendid proportions with beautifully ornate original cornicing and large sash windows with working shutters that frame the views of the garden and Tor Bay with its hillsides beyond. A striking colonnaded marble fireplace houses a practical and efficient wood burning stove and creates a cosy focal point during the colder months. This gracious room is large enough to house both comfortable seating and, if required, a dining table and chairs for more formal occasions.

The principal bedroom lies at the end of the hallway and is approached through an inner hall where there are built-in cupboards, one of which is plumbed for a washing machine and shelved for linen storage. This spacious bedroom with ornate cornicing has views over the verdant side garden making for a peaceful ambiance and allows an abundance of natural light to flow into the room. There are fitted wardrobes and ample room for additional bedroom furniture whilst the en-suite shower room has a corner shower unit and also enjoys views over the side garden.

A door from the hallway opens to a lobby that is large enough to house a desk providing a secret study space. This unique space retains some of the original staircase which leads to a mezzanine level and to the rear a door opens to stone steps that descend to the cellars. The cellars are extensive and currently provide capacious storage over several rooms including an original wine cave.

One of the cellar rooms is very large with a large light well window that could be used as a workshop, home office, gym or games room. Completing the accommodation is a family bathroom with WC where a raised contemporary walk-in double-width shower featuring an 8-inch drencher shower head takes centre stage and beautifully compliments the period style wash basin.

OUTSIDE

The wonderfully peaceful, private gardens are an unexpected delight being both level and easy to manage, yet with a profusion of established plants and shrubs capturing fabulous views into the harbour and to the distant countryside beyond. The kitchen/dining room opens to a flagstone terrace, making it the perfect place for al-fresco dining and a pathway leads through an attractive arbour to a further terrace where harbour views can also be enjoyed. The garden wraps around the apartment providing complete privacy and tucked away in a corner is a useful garden shed. Hedges form the boundary between this private garden and the communal garden beyond. Access to this garden is from the front driveway where a path slopes down providing a charming voyage of discovery. A single garage has an additional parking space in front.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

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.

ADDITIONAL NOTES: Extensive, discreet secondary glazing; LED lamps to most light fittings. New Worcester Combi Boiler installed 2022 with Hive controller; Thermostatic valves to all radiators; New carpets and underlay to bedrooms; Original working shutters to all rooms.

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

CURRENT PROPERTY TAX BAND E (Payable 2024/2025 £2729.04)

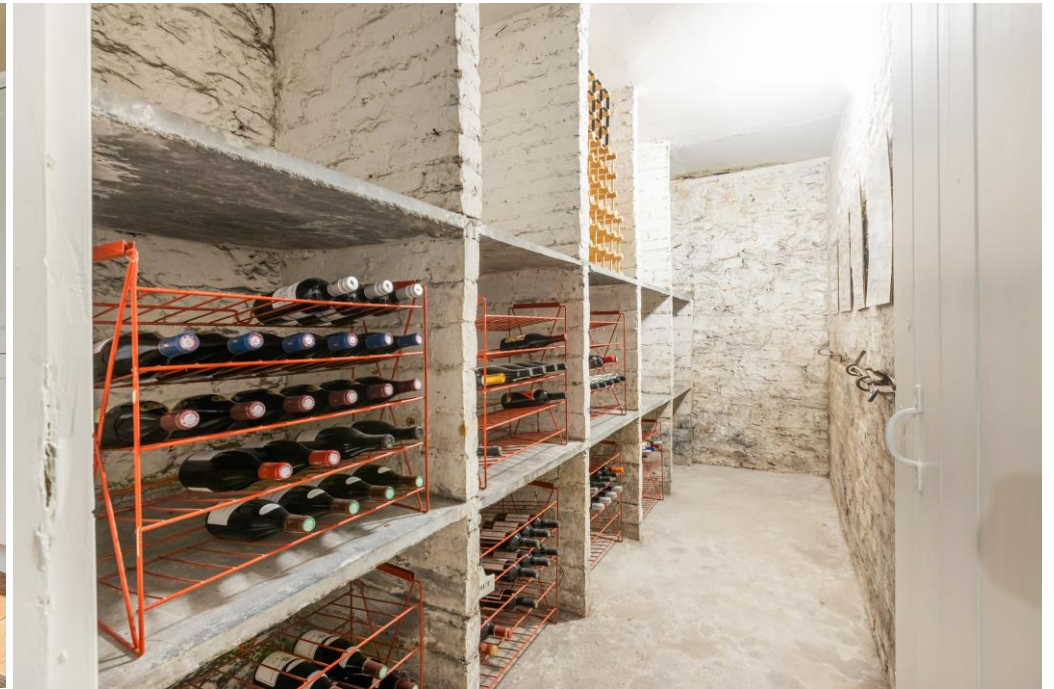
CURRENT MAINTENANCE/LENGTH OF LEASE £1799.00 remaining period of 999 year lease from 25/03/1967, lease expiry date 25/03/2966. Residents own a share of the freehold

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

GENERAL GUIDANCE Shorthold tenancy agreements and pets are allowed, but holiday letting is not permissible. (Subject to confirmation by the Management Company)



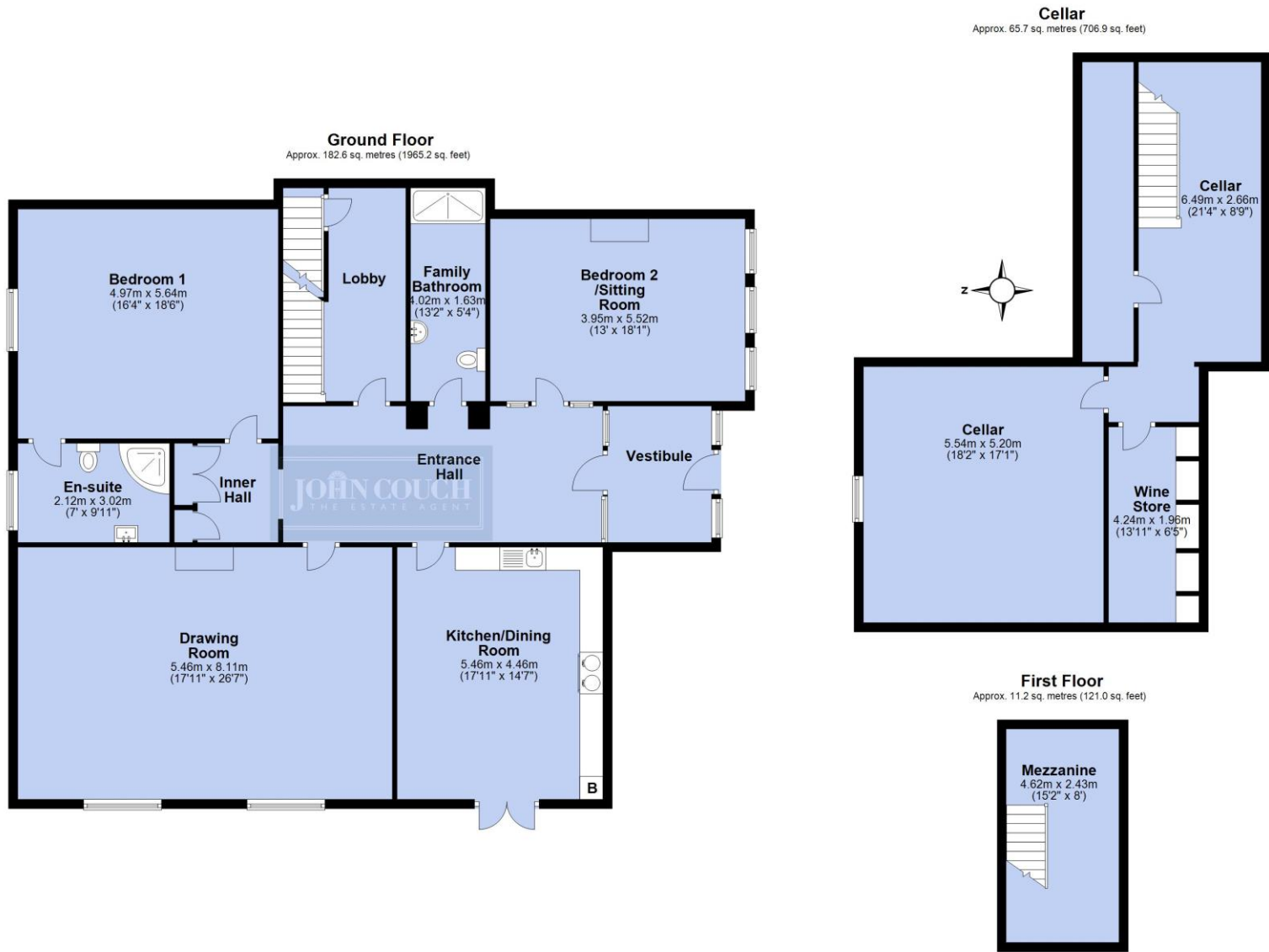












Total area: approx. 259.5 sq. metres (2793.1 sq. feet)

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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

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THE ESTATE AGENT



www.johncouch.co.uk

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 affect your decision to buy, please contact us before viewing the property.