



JOHN COUCH
THE ESTATE AGENT

The Lodge
Babbacombe Road Torquay Devon

£799,000 Freehold



The Lodge

Babbacombe Road Torquay Devon TQ1 2QG

£799,000



Imposing and attractive detached house of interesting architectural design within walking distance of Wellswood

Reception hall ■ Cloakroom ■ Kitchen/breakfast room
Study ■ Dining room ■ Sitting room
5 bedrooms ■ 3 en-suites ■ Family bathroom
Swimming pool ■ Gardens ■ Garage

FOR SALE FREEHOLD

The Lodge is an imposing and attractive detached house of interesting architectural design, its origins dating back to the Victorian era, with further accommodation of Arts and Crafts style. Creating a gracious and private home, a twentieth century extension has sympathetically blended with the property's earlier roots. The property is designated as being a key building as shown on the Warberries Conservation Area Map of Historic Buildings (1975).

Quintessential features include neo-Gothic arched windows set in exposed stone, the stone features continuing with an impressive entrance porchway. Extensive use of wood throughout the property creates a warm ambience, with a magnificent panelled sitting room and beamed ceilings. Decorative coving and open fireplaces are further pleasing characteristics.

The accommodation opens to a reception hallway, in turn leading to an ante room ideal as a home office. The ground floor also includes a sitting room, dining room and well appointed kitchen. The first floor has five bedrooms and four bathrooms, the principal bedroom incorporating a dressing area in addition to the en-suite facilities.

A further delightful feature of this exceptional home are the colourful mature gardens, planted with a profusion of trees and shrubs including a magnificent magnolia tree and wisteria climbing the side elevation. A pretty woodland glade leads to a small pond, with a sheltered terrace adjacent to the house, a perfect place for al-fresco dining. To the rear of the house is a large swimming pool, surrounded by terracing.

Approached directly from Babbacombe Road a wide driveway offers parking space for several vehicles, leading to the secure garaging.

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

CURRENT PROPERTY TAX BAND H (Payable 2023/24 £4465.70)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

VIEWING BY APPOINTMENT ONLY







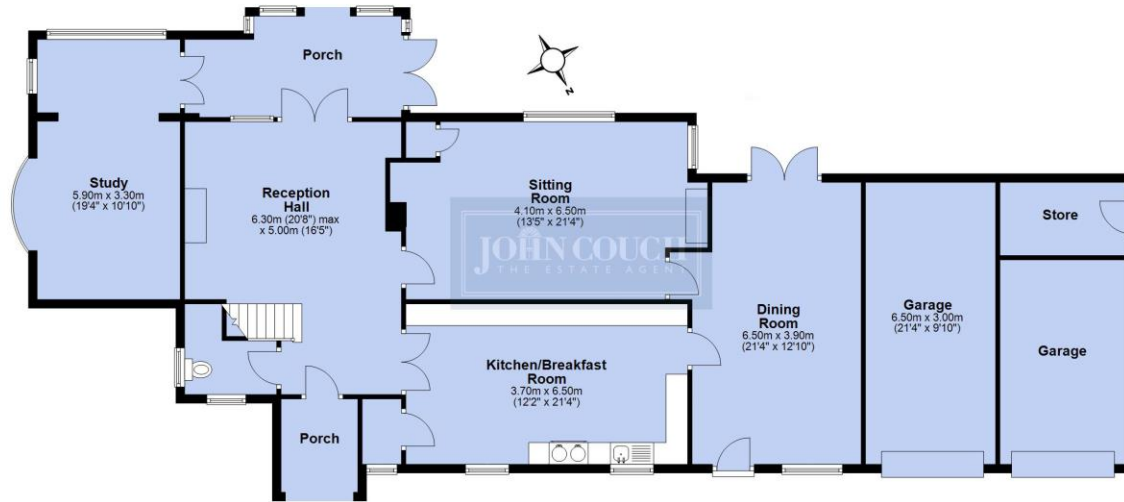




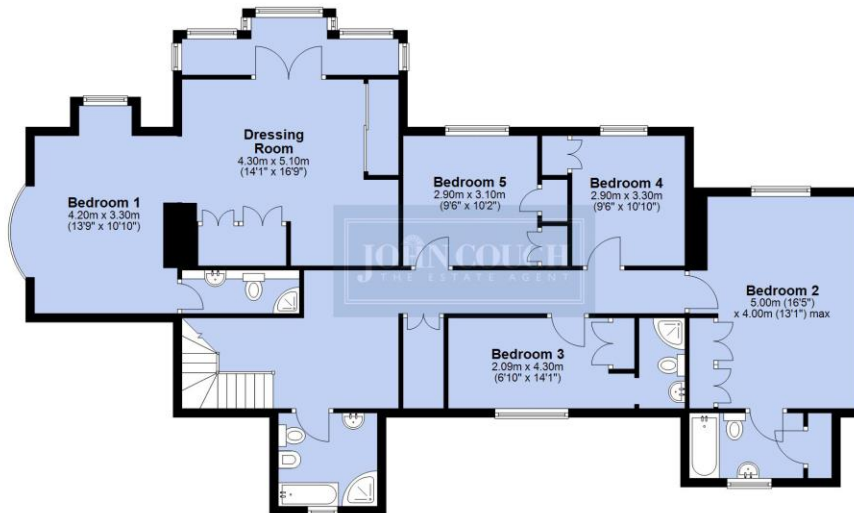




Ground Floor
Approx. 187.9 sq. metres (2022.8 sq. feet)



First Floor
Approx. 134.8 sq. metres (1451.4 sq. feet)



Total area: approx. 322.8 sq. metres (3474.1 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 7.9 |
| (55-68) | D | | |
| (39-54) | E | 5.4 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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



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.