



**JOHN COUCH**
THE ESTATE AGENT

3 The Manor House Seaway Lane
Torquay Devon
£395,000 Leasehold



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Stunning ground floor apartment in a Grade II listed Gothic Victorian Manor House with panoramic bay views, large private south facing sun terrace and parking, set within beautiful communal gardens with indoor swimming pool and leisure facilities

- Panoramic bay views ■ Sitting/dining room ■ Cloakroom/WC
- Kitchen/dining/family room ■ Utility room
- Bedroom with en-suite and walk in wardrobe
- Large private sun terrace ■ Parking ■ Communal grounds, indoor pool & gym

FOR SALE LEASEHOLD

Accessed from either the private side terrace or the impressive communal entrance of the Manor House, this unique apartment occupies some of the best principal rooms of the villa where large windows frame the panoramic views and French doors allow access to the private sun terrace. This apartment was originally planned with two bedrooms however it was remodelled to just one bedroom in order to create a showpiece apartment designed for family gatherings and entertaining. *(Conversion back to a two-bedroom apartment could be undertaken with the necessary consents).*

LOCATION

Chelston is considered one of the best-preserved conservation areas of Torquay displaying a fine legacy of gracious Victorian residences. It has a village style community with excellent amenities centered around Walnut Road and Old Mill Road.

The location has generous amounts of open space making it a very quiet and sought after residential neighbourhood. This location also has a parish church, local bus service and is convenient for Torquay seafront, the railway station, local schools (subject to catchment rulings) and Torbay Hospital. Close by is Cockington country park with its famous thatched cottages, pub, tea garden and a 450-acre country park.

HISTORY

The Manor House, previously known as Chelston Cross, was built in high Victorian Gothic style in local red sandstone (c1867) for William Froude who was a naval pioneer and architect working for the Admiralty. Froude's influence on the design is evident with some of the interior spaces said to resemble the interior of ocean-going liners of the time.

There is also a most extraordinary and unique 'flying staircase' constructed on a cantilever principle spanning the impressive entrance hall. This innovative structure was designed by Froude assisted by his son and H.M. Brunel son of Isambard Kingdom Brunel with whom he was a friend. It is believed that the site of a historic ship testing tank is the location of what is now the communal indoor pool. The house was designed on an irregular plan with the principal gardens and terraces facing south-east overlooking the sea. A private home for many years it became a hotel during the 1920s until its conversion into luxury apartments c2003 and now has a Grade II listing.

INTERIOR

Double glass doors open to a lobby where there is access to the kitchen area with a separate door to the sitting room. The sitting/dining room has a wonderful canted bay giving views across the terrace to the sea beyond and additional glass doors allowing direct access to the outside.

VIEWING BY APPOINTMENT ONLY

This stunning room retains the plasterwork embellishments, window shutters and ornate wood carvings and door pediments that clearly demonstrate the craftsmanship and level of detail that went into the original building. The room has space for large sofas to be placed in separate groupings creating different areas within one room, with the original fireplace making a cosy focal point during the colder months. From the sitting room a door opens to the kitchen/dining/family room.

This superb room has been cleverly designed to create three distinct zones which flow naturally and allow for different activities whilst providing one fabulous space for socialising.

The kitchen area has been beautifully fitted with superb contemporary kitchen units complete with the expected high quality integrated appliances. Wide granite countertops flow to create a breakfast bar area and with windows to three sides this room is flooded with light and offers fabulous views to the terrace and sea beyond.

Within the dining zone is space for a large dining table and there are double doors opening to the side terrace. The bay window area creates a relaxation space where comfortable furniture allows for contemplation of the wonderful sea views.

Returning to the sitting/dining room a door opens to the bedroom which enjoys the same wonderful views across the terrace to the sea.

There are doors to the terrace with working shutters and an unusual fireplace set below the window which when working would have vented to either side. There is a large walk-in closet and en-suite shower room.

Completing the accommodation is a cloakroom/WC, a spacious walk-in utility room and a lobby which also gives access to the main entrance hall of the house.

OUTSIDE

High gates are set on the original gate piers and provide privacy and security to the development, with two allocated parking spaces conveniently close to the private gated access and to the main house entrance. The large south facing private terrace has ample space for sun loungers and dining tables offering the opportunity to dine al fresco whilst enjoying the breathtaking sea views. Pathways puncture the landscaped communal gardens and lead to the indoor leisure complex including pool gym and games room.

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.

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 (Payable Torbay Council 2024/2025 £2729.04)

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

BROADBAND Standard (ADSL) (Estimated Ofcom Data)

CURRENT MAINTENANCE/ LEASE TERMS

£5395.32 per annum service charge. 999 year from 19/01/2005, lease expiry date 01/04/3002, 978 years remaining. Owners own a share of the freehold.

GENERAL GUIDANCE Assured Shorthold Tenancies for a minimum of six months are permitted and pets are allowed with approval of the resident's association. (Subject to confirmation by the Management Company)



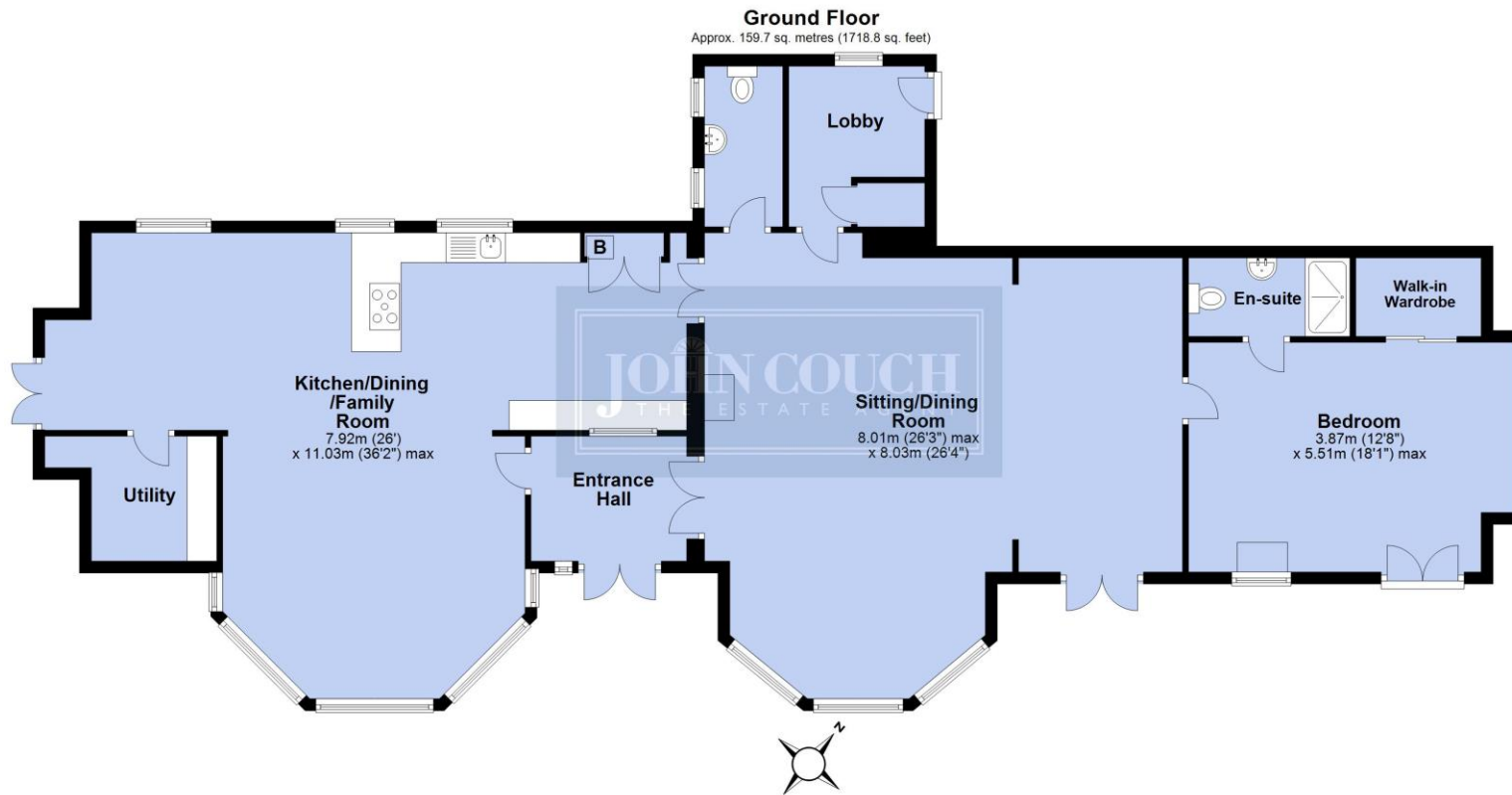












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	4.0	4.0
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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