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THE ESTATE AGENT

The Conservatory Sunnyhill  
Higher Warberry Road Torquay Devon  
**£425,000 Leasehold**



# Sunnyhill The Conservatory Higher Warberry Road Torquay Devon TQ1 1PH

## £425,000 Leasehold



A stylish, three bedroom garden level apartment set within a classic Victorian seaside villa with a distinctive conservatory entrance, private south-facing terrace, and allocated parking set in park-like communal grounds within a Conservation Area

- Conservatory entrance ■ Kitchen/dining room ■ Living room
- Bedroom with en-suite and sun room ■ 2 double bedrooms
- Home office ■ Newly fitted bathroom
- Private sun terrace ■ Parking space ■ Communal gardens

### FOR SALE LEASEHOLD

Sunnyhill is a handsome Victorian Villa, converted into apartments approximately twenty years ago with the addition of mews cottages on the site of the original stables that sit to the rear. This very spacious garden apartment has been recently upgraded with the enhancements striking a balance between the Victorian origins and 21<sup>st</sup> century living to create a supremely comfortable home with its own private terrace and enticing peeps into the bay from the conservatory entrance.

### LOCATION

Set on the higher slopes of the Warberries Conservation area, this location is within easy reach of the harbourside and facilities of the town with local buses available in the vicinity. The beaches at Meadfoot and Anstey's Cove with their waterside cafes are also within easy reach and there is an excellent range of amenities at the nearby village style community of Wellswood where there is a parish church, pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

### INTERIOR

The entrance to the apartment is set to the front of the house in the distinctive conservatory which is a lovely room providing space for relaxation whilst enjoying views over the grounds and into the bay beyond. From the conservatory the apartment opens up over 1800sq. ft with the main accommodation at garden level accessed via stairs from the conservatory

The large hallway gives access to all the accommodation and has space for chairs and other furniture and also has three built-in storage cupboards. The living area is essentially open plan although the space has been cleverly zoned so that it feels like separate rooms.

The kitchen/dining space has been recently refitted with superb contemporary wall and base units capped with contrasting quartz worktops incorporating a good range of integrated appliances.

A large kitchen island takes centre stage and provides an excellent space for casual dining or for friends to gather when entertaining. In the dining area there is ample space for a large dining table and chairs with a window to the side providing natural daylight and a period style fireplace paying homage to the period roots.

The adjacent sitting room is another large room where there is ample space to relax in comfortable seating, but it is the bay that draws you in with a glazed door providing lovely views and opening to allow access to the private sun terrace.

Returning to the hallway bedroom one has a contemporary en-suite shower room and opens to a delightful sun room which is the perfect space to curl up with a book whilst enjoying the views of the terrace to the gardens beyond. These rooms would make an excellent guest suite allowing guests to have a degree of independence.

**VIEWING BY APPOINTMENT ONLY**

Bedroom two is a lovely spacious double bedroom with a bay window giving southerly views of the terrace.

Accessed from the hallway the family bathroom features an eye-catching, double-ended slipper roll-top bath with a striking copper finish and there is also a contemporary double-width shower unit. Bedroom three has a window to the side aspect and fitted wardrobes provides hanging rail and shelving. Completing the accommodation is a home office which has a built-in desk and book shelves.

### **OUTSIDE**

Accessed from the sun room or sitting room the south facing terrace is a delightful, sheltered spot to relax whilst enjoying the views over the communal gardens. This paved terrace is large enough to accommodate sun loungers for relaxation and a table and chairs for al-fresco dining ensuring maximum enjoyment of any available sunshine whilst being designed for easy of maintenance.

A low gate on the boundary of the terrace opens to the beautifully maintained communal gardens which provide additional outside space and from where glimpses into the bay can be enjoyed.

From Higher Warberry Road electric gates open to the parking area where an allocated space is located close to the conservatory entrance to the apartment.

### **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 out of town shopping parks.

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 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) and Superfast (Cable) (Estimated Ofcom Data)

### **CURRENT MAINTENANCE/LEASE TERMS**

£3744 per annum service charge. 199 year lease from 3/6/2003, lease expiry date 1/11/2201, remaining period 177 years. Owners own a share of the freehold.

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









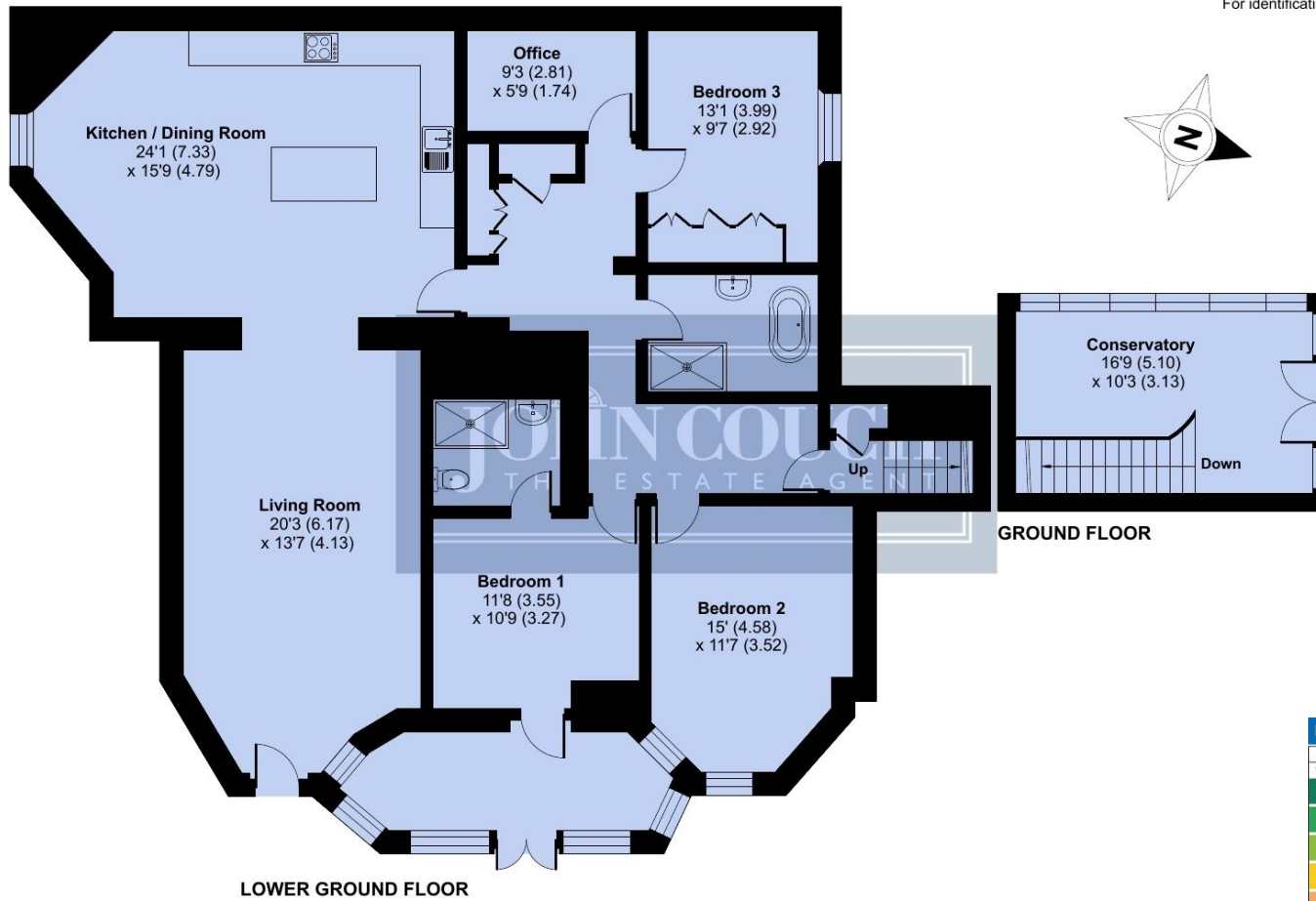






Approximate Area = 1894 sq ft / 175.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for John Couch The Estate Agent. REF: 1154719

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(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	

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.