



**JOHN COUCH**
THE ESTATE AGENT

Saona 3 Mead Road
Torquay Devon

£1,300,000 Freehold



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Torquay Devon TQ2 6TE

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A fabulous marine residence with enticing bay views, cleverly reimagined to provide flexible living spaces, four bedrooms, wrap around gardens with sun terraces, gated parking and a double garage with studio apartment above

FOR SALE FREEHOLD

Saona is a unique home imaginatively reconfigured from its 1930s origins into a stylish property that embraces contemporary architecture to provide exceptional spaces that capture delightful bay views and allow an abundance of natural light to flow.

Set in an elevated position, this sophisticated marine home has been thoughtfully designed creating places to work, areas to unwind, spaces to entertain and superb gardens and terraces for outdoor relaxation and al-fresco dining.

The sophisticated styling mixes period furniture with more contemporary pieces creating a slightly pared back feel that exudes effortless glamour. These timeless spaces have been decorated with soft neutral tones that enhance the light flow creating spaces that are both beautiful and inviting.

LOCATION

Mead Road is in a prime residential location favoured for its quiet ambiance, sea views and proximity to the level sea front esplanade that flows around the bay. This location is well positioned for easy access to local hotels, a selection of restaurants, the harbour and Marina, Princess Theatre and the sandy beach at Torre Abbey Sands. It is also within easy reach of the woodland and valley walks of Cockington where the 450 acre country park and picturesque village with its thatched cottages, tearooms and listed pub are waiting to be explored.

Torquay railway station is close by with extensive local amenities at the nearby village style communities of Walnut Road and Old Mill Road. There are several good primary schools in the vicinity and Torquay is also home to a boys and girls Grammer School (subject to any catchment or entry rules).

INTERIOR

The entrance hallway creates an impressive arrival point and is symbolic of the light and space that this beautiful home has to offer. The ingeniously designed primary living area has large windows and glass doors that give views around the gardens and into the bay with direct access to the sun terraces around the house allowing the inside and outside spaces to flow and providing a wonderful space for relaxation or entertaining.

The kitchen/dining room is beautifully fitted with a superb range of wall and base units that incorporate integrated appliances and are capped with stunning granite worktops. The large kitchen island creates a practical area for friends and family to gather whilst also marking a division between the kitchen and dining areas.

VIEWING BY APPOINTMENT ONLY

To the rear of the kitchen is a fully fitted utility room and at the front of the plan is the perfect area for formal dining where the table is set in front of the bi-fold doors that beautifully frame the bay views and give direct access to the sun terrace. The family room runs the width of the house with French doors opening to the front and rear and with multiple windows to the side this space is exceptionally bright and welcoming.

Across the hallway the chic sitting room has a calm atmosphere and also attracts an abundance of natural light, with a window to the side and bi-fold doors that open to the south facing terrace and provide fabulous views into the bay. To the rear of the house is a room that is currently used as a media room/playroom with large windows and glass doors opening to the terrace and rear garden. Adjacent to this room is a Cloakroom/WC. *(This space is large enough to become a full bathroom if required.)*

At first floor level the principal bedroom suite has stunning sea views, a beautiful contemporary bathroom with free-standing bath and walk-in shower and an adjacent dressing room. The bedroom and dressing room both have doors opening to the decked terrace which has a frameless glass balustrade and outstanding views towards the harbour area and across to Berry Head. Two additional double bedrooms both have fitted cupboards, one has views over the rear garden whilst the other has views into the bay. Completing the first floor accommodation is a superb family bathroom with freestanding bath and walk-in shower.

OUTSIDE

Parking is provided on the gated brick-paved driveway that leads to the double garage with automated door.

Above the garage is a fabulous studio apartment/home office which is accessed via a gentle slope from the garden. This self-contained accommodation has been creatively designed with a small kitchen area, storage cupboards and a wet room. The whole space has an abundance of natural light provided by roof lights, windows to the east aspect, glass doors and triangular gable end windows that allow for views across the surrounding area and into Tor Bay.

The wrap-around gardens at Saona have been designed to provide designated areas for play, relaxation and enjoyment of sunshine with terraces around the house that follow the trajectory of the sun throughout the day.

There are multiple access points from the house making the inside and outside areas flow with multiple places to dine al-fresco and for the more energetic the level lawn is ideal for outdoor games. The outside spaces have been carefully planned for maximum enjoyment of the outdoors with consideration to making the space easy to manage.

RESORT

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blend seamlessly with new contemporary architecture, stylish bars, restaurants and the Marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls and cricket are all close by.

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 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 F (Payable Torbay Council £3225.23)

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



















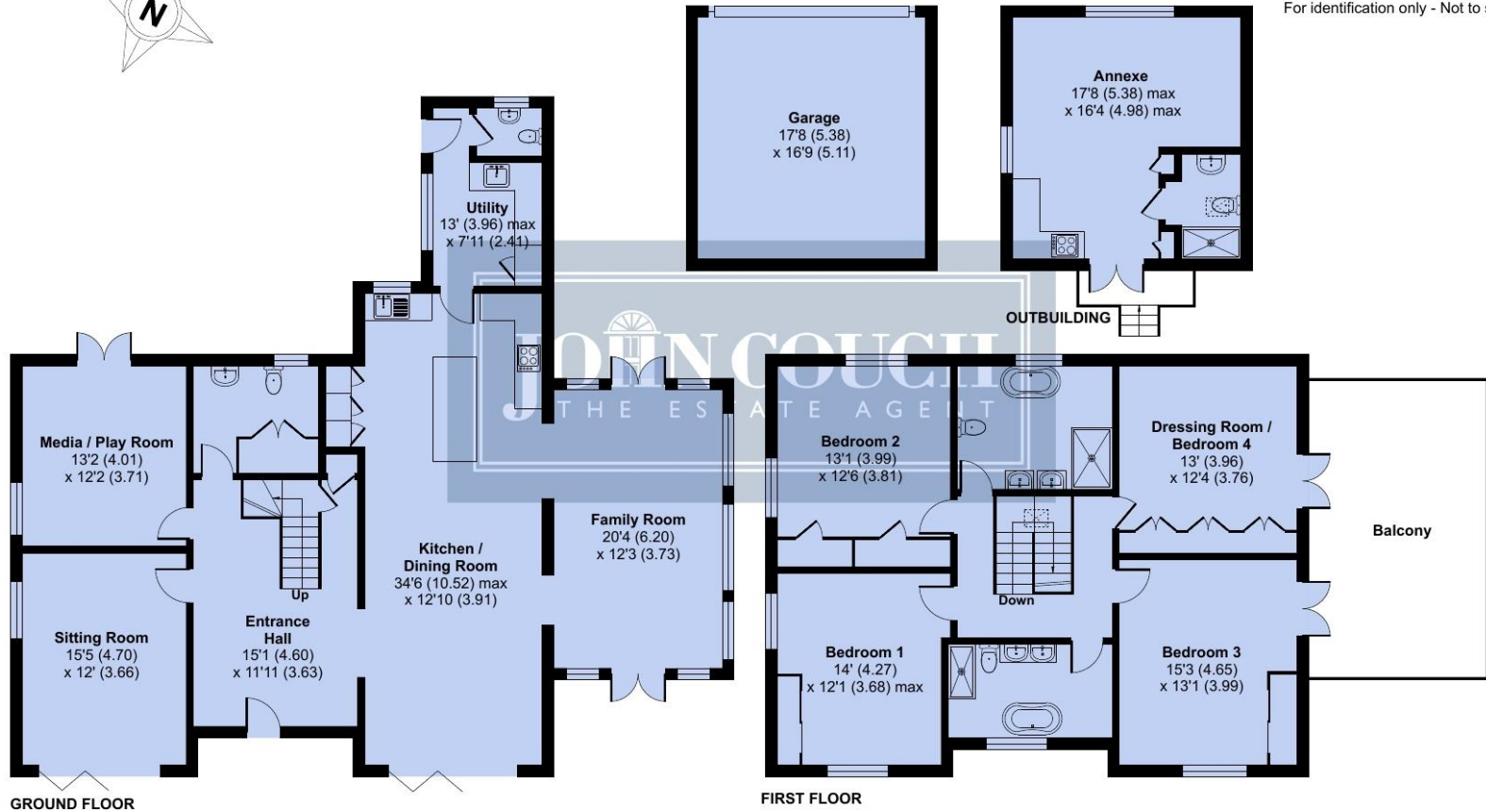




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		73	79

Approximate Area = 2598 sq ft / 241.3 sq m
 Garage = 295 sq ft / 27.4 sq m
 Annexe = 295 sq ft / 27.4 sq m
 Total = 3188 sq ft / 296.1 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). © nchecon 2024. Produced for John Couch The Estate Agent. REF: 1162156

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.