



**JOHN COUCH**
THE ESTATE AGENT

Portland House Rock End Avenue
Torquay Devon
£1,200,000 Freehold



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£1,200,000 Freehold



In an exclusive residential location, tucked away beyond the hustle and bustle of the nearby harbourside, this upgraded three bedroom 1950's era home has a good deal of privacy and enjoys some lovely sea views into Tor Bay

- Close to the harbour with some sea views
- Kitchen extending to a breakfast room ■ Two reception rooms
- Utility & Storage ■ Study ■ Gardens ■ 2 Cloakrooms/WC
- 3 Bedrooms ■ Family bathroom ■ Garage & Parking

FOR SALE FREEHOLD

This individual 1950's home has undergone a comprehensive programme of refurbishment with modern interventions creating a spacious home that marries the mid-century architecture with considered design decisions that embrace the integrity of its origins. Portland House is now a very comfortable home for everyday living and perfect for entertaining with virtually level gardens allowing full enjoyment of the outdoors with the private setting creating a sense of serenity and peace.

LOCATION

Rock End Avenue is located within the sought after Lincombes Conservation Area and is very close to the Marina and the level seafront promenade.

The wonderful lifestyle opportunities of the town and harbour are enhanced by the nearby friendly village style community of Wellswood, with its French Patisserie, Pub, Delicatessen, Cafes, Pharmacy, Post Office and Shops. There is easy access to the South West Coastal Path and the popular beach at Meadfoot with its colourful beach huts and café with waterside terrace is also close by.

INTERIOR

The house sits in a peaceful, secluded plot at the head of a private driveway and is characterised by clean lines and large single pane windows that allow an abundance of natural light and enjoyment of the views. The entrance lies to the side of the house where a smart lobby provides a warm welcome and the house then opens up to the living areas which are all at ground floor level.

The sitting room is located at the front of the house with a large bay window framing the garden views and a log burner creating a cosy feel on colder days. The adjacent dining room is also of excellent proportions and together these rooms create truly comfortable living spaces that are presented with flair and style reminiscent of the age of the house and are ideal spaces for entertaining family and friends.

The spacious kitchen sits to the rear of the house and is defined by sleek cabinetry featuring rounded corners and capped with contrasting countertops. A range of high quality appliances have been neatly integrated and there are leafy views over the rear garden. This room flows into a breakfast/utility that has plumbing for laundry appliances and a door opens to the rear garden with separate access to the garage.

VIEWING BY APPOINTMENT ONLY

Returning to the hallway there is also a further cloakroom/WC and a home study with view over the garden, beneath the stairs is a large cupboard providing excellent storage.

The original staircase with oak balustrade rises to the first floor level where the bright landing is illuminated by the original preserved stained glass windows. To the front of the house, the large windows in the principal bedroom frame superb views into Tor Bay, this room also has built in wardrobes and a sleek contemporary shower and basin that provide additional bathroom facilities.

Bedroom two also enjoys the far-reaching views across the surrounding area towards the bay. There is a hand basin set into a smart vanity unit and a wall of fitted wardrobes. The third bedroom overlooks the rear garden and in keeping with the period this room also has a hand basin. There is a large bathroom with a contemporary free-standing bath, as well as a walk-in shower. Returning to the landing is a cloakroom/WC and two large storage cupboards.

OUTSIDE

From Rock-End Avenue the house is approached over a driveway that leads to the garage. A pathway leads to the side of the house and a sheltered terrace to the front is an ideal place to enjoy the morning sunshine. This front garden has a level lawn and the borders are filled with mature shrubs whilst at the rear a short range of steps rise to the mainly level back garden.

Lovingly tended over the years this private haven has a diverse array of plants and the mainly level lawns invite lazy days or provide space for the more energetic to enjoy garden games. There are many spots to sit and relax with a terrace creating the perfect place for a BBQ and al-fresco dining.

The house and garden offer a good deal of privacy and the tandem garage provides secure parking and storage with additional parking to the the driveway.

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 blends seamlessly with new contemporary architecture, stylish bars, restaurants and the international 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.

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 to new traditional column style radiators.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2024/2025 £3225.23)

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

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



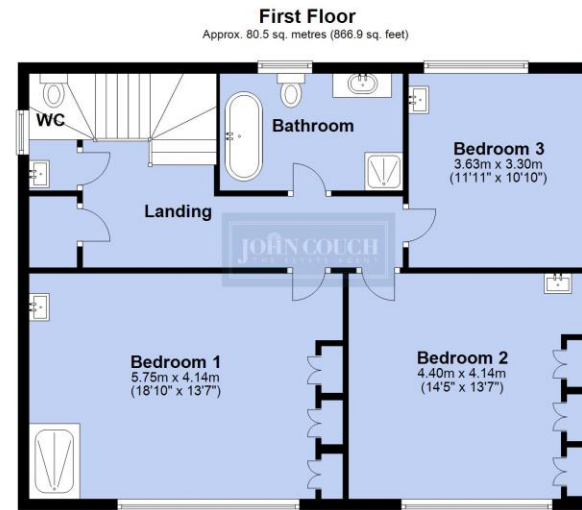
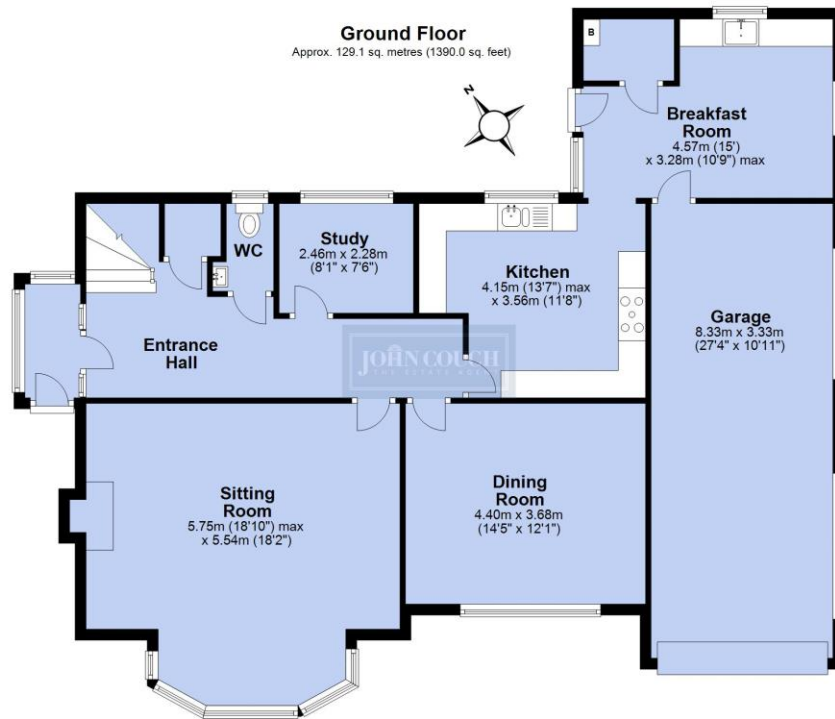




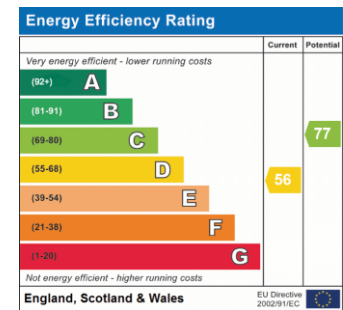








Total area: approx. 209.7 sq. metres (2256.9 sq. feet)



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.



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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.