



**JOHN COUCH**  
THE ESTATE AGENT

Middle Warberry Court  
Middle Warberry Road Torquay Devon

**£1,250,000 Freehold**







# Middle Warberry Court Middle Warberry Road Torquay Devon TQ1 1RP

## £1,250,000 Freehold



Quietly set in a sought-after Conservation area and comprising the principal section of a fine un-listed Victorian villa, sympathetically updated to provide an impressive home of immense quality and style, with generous bay views, virtually level south-facing gardens, double garage and gated driveway parking

### FOR SALE FREEHOLD

Middle Warberry Court offers a home that effortlessly combines wonderful Victorian heritage with modern day interventions to provide a supremely comfortable home for the discerning buyer. Located to take advantage of the stunning views across Tor Bay the house sits within beautifully landscaped grounds with level lawns, a large sun terrace, double garage and driveway parking.

Built c1854, this beautiful home has been extensively restored over recent years by highly skilled craftsmen who have carefully enhanced the home's period charm and the many retained architectural features.

Unfolding over two floors and providing nearly 4,000 sq. ft of accommodation, the interiors have been sensitively decorated with elegant touches creating sophisticated living spaces that are enhanced by fabulous bay views.

### LOCATION

This impressive home is set at the heart of the Warberries Conservation Area where fine period homes sit behind stone walls set along tree lined roads.

The nearby village style community of Wellwood has superb local facilities including convenience stores, a French patisserie, delicatessen, pharmacy, post office, pub, restaurants, cafes, salons, boutique shops, school and Church.

The house is within easy reach of the harbourside and the popular beaches at Anstey's Cove and Meadfoot where there are cafés with waterside terraces and easy access to the South West coastal path.

### INTERIOR

The original front door opens to a tiled porch with a further door revealing the impressive reception hall where the original staircase graciously rises to the first floor and a splendid marble fireplace creates a welcoming ambiance.

A mahogany door opens to reveal an outstanding reception room that has been perfectly designed to provide space for formal dining, relaxation and entertaining. The symmetry of the tall, canted bay windows is replicated by two marble fireplaces featuring Corinthian columns which are repeated in full size columns that serve as a stunning visual division between the dining and seating areas.

The room has splendid plasterwork and is presented in a calm neutral palette that perfectly harmonises with the period features. The full length bay windows allow an abundance of natural light to flood the space whilst framing the stunning views across the terrace and gardens across Tor Bay.

**VIEWING BY APPOINTMENT ONLY**

The kitchen/family dining room has been expertly fitted with a bespoke kitchen by Mark Wilkinson and has delightful custom made features that reflect the character of this beautiful house. This room has a fine original fireplace and the layout provides space for a dining table to be placed in front of the tall, canted bay window that overlooks the garden pond.

Adjacent to the kitchen is a utility room with plumbing and space for laundry appliances and a door giving access to the garden. A further door gives access to the cellars which provide secure and dry storage. Completing the ground floor accommodation is a Cloakroom/WC.

Taking the elegant staircase to the first floor the principal suite can be found on the south side where stunning views over the gardens and across Tor Bay can be seen. The dressing room has been fully fitted with a range of wardrobes and leads to the en-suite bathroom which has twin sinks and large walk-in shower.

Bedroom two also enjoys the fabulous far reaching bay views and is currently used as a home office. Adjacent to this room is a fabulous, restored art deco style bathroom that also enjoys the southerly sea views.

The remaining bedrooms are both positioned with views to the east and west aspect and both have en-suite bathrooms and built-in furniture.

## OUTSIDE

The villa is approached along a gated driveway that provides parking and leads to the double garage and the entrance to the house.

The landscaped grounds are south facing and dominated by a sweeping lawn that is enhanced by Mediterranean shrubs and plants that thrive in this sheltered spot. Adjoining the house is a stone terrace which extends over 120 feet in length and is a peaceful spot to enjoy the sunshine and views around the bay. The gardens also feature a pond and a bridge with a pathway that leads around the perimeter providing delightful vistas of the house and fabulous views across the bay towards Brixham.

The double garage provides parking for two cars with a parking and turning area on the gated driveway.

## RESORT / AREA

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, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Torquay has many schools with an independent school at St Marychurch, and a good selection of primary and secondary schools around the bay including grammar schools in both Torquay and Churston (subject to catchment area and entry rules).

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

**CURRENT PROPERTY TAX BAND D** (Payable Torbay Council 2025/2026 £2339.84)

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

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











































# Approximate Gross Internal Area 4182 sq ft - 389 sq m

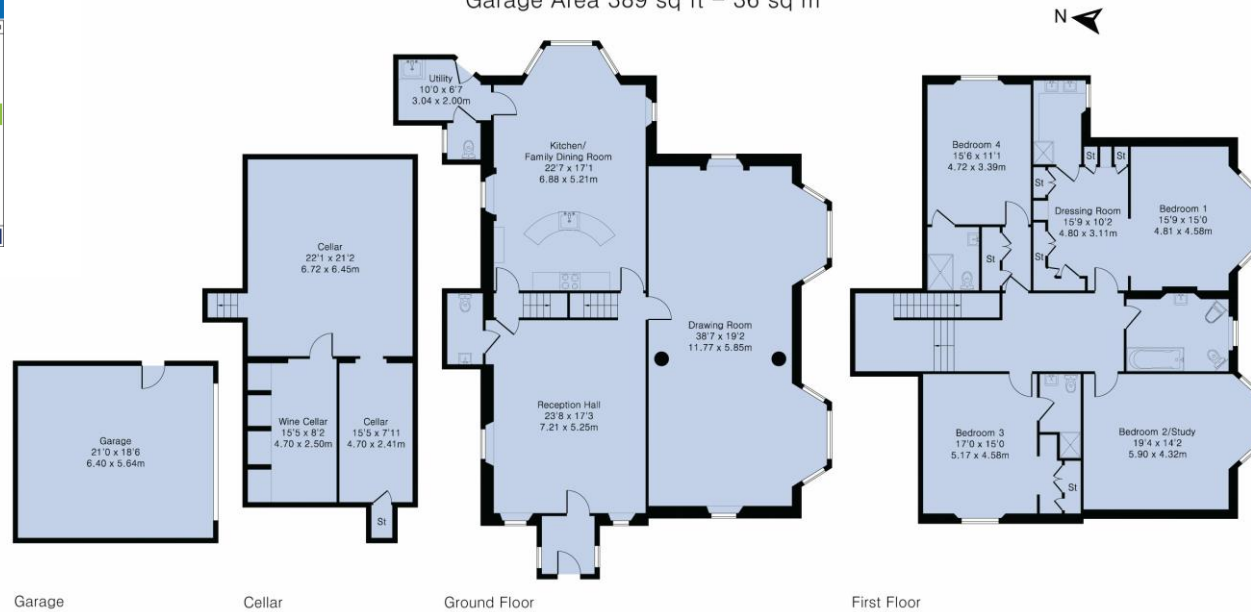
Cellar Area 674 sq ft – 63 sq m

Ground Floor Area 1601 sq ft – 149 sq m

First Floor Area 1518 sq ft – 141 sq m

Garage Area 389 sq ft – 36 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	37
		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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