



JOHN COUCH
THE ESTATE AGENT

Seekings House 26 Vicarage Road
Torquay Devon TQ2 6HX

£695,000 Freehold



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£695,000 Freehold (Offers in excess of)



With fine Edwardian heritage this beautifully appointed semi-detached villa retains many period features, has a self-contained apartment, south west facing gardens and good off-road parking with EV charging point

- Period home in a conservation area ■ 3 reception rooms
- Kitchen/dining room ■ Utility room ■ 3 double bedrooms
- 3 bathrooms ■ Garden with terraces ■ Summerhouse & shed
- Off-road parking ■ Self-contained two bedroom apartment

FOR SALE FREEHOLD

This captivating home has been stylishly re-imagined from its Edwardian origins where modern day amenities are in harmony with the many original features.

This beautifully presented home is set back from the road on a good plot and offers extensive accommodation that unfolds over three elegant levels and includes a self-contained duplex apartment.

Seekings House has excellent off-road parking complete with secure storage and EV charging point, the garden enjoys a sunny aspect with secluded terraces, summer house and shed.

LOCATION

The Chelston conservation area is considered one of the best preserved conservation areas of Torquay displaying a fine legacy of gracious period homes and many listed buildings.

The generous amounts of open space make it a very quiet and sought after residential location enjoying peaceful views over parkland and the Gothic Victorian Grade II* listed St Matthew's Church.

This location allows easy access to the seafront promenade and beaches and there are excellent amenities in the nearby village style communities centred around Walnut Road and Old Mill Road.

Cockington Country Park with its famous thatched cottages, pub, tea rooms and 450 acre country park, which can be explored through a network of paths and cycleways, is very close by.

A good local bus service runs in the area with Torquay railway station only a short distance away. Torquay has many good schools including the Boy's and Girl's Grammar Schools with an independent prep school at St Marychurch (subject to catchment and admittance rulings).

INSIDE

Easy rise steps lead up from the parking area where the original front door opens to a vestibule with the original inner door is set within a traditional glazed framework. The entrance hall opens out to reveal a welcoming space from which all the accommodation flows and the elegant staircase rises to the first floor.

To the left side a sitting room of excellent proportions has large windows that provide an abundance of natural light and frame the tranquil views over the open green space to the front. This room invites relaxation and the working open fireplace creates a cosy focal point during the colder months.

On the other side of the hallway is the library which also has a working fireplace and superb fitted bookcases to one wall with a deep bay window providing views over the side garden. This room would work well as a formal dining room if required.

VIEWING BY APPOINTMENT ONLY

Following the hallway through the house a fabulous kitchen/dining room opens onto a secluded courtyard where French doors open to create a wonderful flow between the inside and outside spaces.

The kitchen has a good range of heritage style wall and base units and a large kitchen island provides additional working space. A wood burning stove gives this room a true heart of the home feel and with space for a large refectory style dining table it is the perfect space for family and friends to congregate.

To the rear of the kitchen a door opens to the utility room which has a sink and is plumbed for laundry appliances. A staircase rises to the studio where sliding doors open to the garden terrace. This room is currently used as an additional sitting room but would work as a bedroom, playroom or home office space. Returning to the hallway there is a shower room and WC with deep built-in storage cupboards.

At the first floor the principal bedroom has an en-suite shower room, a delightful working fireplace and a canted bay window that floods the room with natural light. Bedroom two is also a large double bedroom with a bay window that overlooks the green space to the front of the house. A large family bathroom with bath and walk-in shower completes the accommodation at this level.

To the upper floor is another bathroom and a spacious bedroom with excellent storage cupboards and opportunities to create an additional bedroom. (Subject to any necessary planning permission and building regulations).

APARTMENT

From the side of the house the duplex apartment is accessed via an external staircase. The well-planned space has a fully fitted kitchen, bathroom and bedroom to the first floor with an additional bedroom and living room to the upper floor. (The apartment is currently a successful holiday let but would be ideal for a dependent relative).

OUTSIDE

A delightful walled courtyard is accessed from the kitchen/dining room with a further sun terrace adjacent to the studio. The garden has borders with established shrubs and a lawn that rises to the boundary where there is a level deck with a summer house and garden shed. To the front of the house is a large parking bay with EV charging point and space for two cars.

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 and in early summer the English Riviera Air Show is not to be missed.

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 where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing 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 2025/26 £2859.80)

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

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











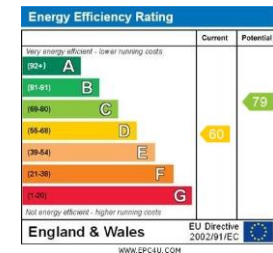


Approximate Gross Internal Area 3363 sq ft - 312 sq m

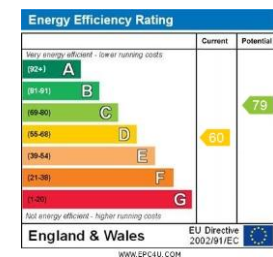
Ground Floor Area 1297 sq ft – 120 sq m

First Floor Area 1326 sq ft – 123 sq m

Second Floor Area 740 sq ft – 69 sq m



Apartment - EPC



House - EPC

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.