



JOHN COUCH
THE ESTATE AGENT

Abbots Dene Park Hill Road
Torquay Devon

£395,000 Freehold



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Torquay Devon TQ1 2DQ

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A semi-detached period home with some sea views into Tor Bay, a level south-facing garden and parking, this home has been loosely arranged as two apartments but is now ready to be transformed into a complete home for a discerning buyer

- Period home with some bay views ■ Conservation area
- Close to harbourside ■ Currently two apartments
- Ideal for restoration to create a complete home
- Level south facing garden ■ Sea view

FOR SALE FREEHOLD

Abbots Dene is a semi-detached house located on a private road above the harbourside, thought to have been built in the 1930's and is now ready for a new chapter where the space and exceptional location can be re-imagined to create a home that truly captures the southerly views whilst providing a home perfect for modern lifestyles.

LOCATION

Parkhill Road is located within the Lincombes Conservation Area, close to the Marina and harbourside where there is easy access to the beach at Beacon Cove and where the seafront promenade leads to Abbey Sands beach and beyond.

Local hotels, including the Imperial and The Headlands, are open to non-residents and have day spa facilities and restaurants with sea views and terraces for al-fresco dining.

The facilities of the town are in easy reach along with Torbay Yacht Club and an excellent range of bars and restaurants that dot the waterfront. Close by the limestone plateau of Daddyhole has wonderful views around the bay and a footpath leading to the popular beach at Meadfoot.

The wonderful lifestyle opportunities of the town and harbour are supported by the nearby friendly village style community of Wellswood which has excellent local amenities.

PROPERTY

The erection of a stud wall has allowed this house to be loosely divided into two informal apartments but it's removal would reveal a complete house ripe for renovation.

The property unfolds over three levels providing over 2,000 sq.ft. of accommodation and with the rooms on the south side enjoying either access to the garden at ground floor or direct bay views on the upper floors.

The accommodation opens from the central hallway where high ceilings and excellent room dimensions create a sense of space. At ground floor a sitting room has windows overlooking the garden and a glazed door opening to the garden room. A door to the right side opens to a room that has been used as a bedroom but we believe might originally have been the dining room.

From here double doors open to the garden room which is useful a modern extension where views over the garden can be enjoyed. To the rear of the plan the large kitchen has the scope to create a show stopping kitchen to include space for casual dining. Completing the ground floor accommodation is a large family bathroom.

The second apartment is set over two floors and is accessed from the rear of the house where the front door opens to a large hallway with stairs ascending to the first floor.

VIEWING BY APPOINTMENT ONLY

At this level there is a large sitting room with built-in cupboard storage to one wall and windows that frame lovely southerly views into Tor Bay.

Patio doors open to the balcony providing the perfect place to fully enjoy any available sunshine whilst taking in the views that stretch around the bay to the lighthouse at Berry Head and out to sea. A fitted kitchen, family bathroom and a separate cloakroom/WC complete the first floor accommodation.

Returning to the hallway the stairs rise to the upper floor where there are two bedrooms, each with built-in storage and with the bedroom to the south side having glorious bay views.

OUTSIDE

The gardens are to the south side of the property with direct access from the garden room where doors open to steps that lead to the lawn. The boundary is well established with mature trees and shrubs.

Steps from Park Hill Road rise to a gate that opens to the gardens with a private road giving vehicular access to this and five other properties. Abbots Dene has a double garage which is in need of repair or replacement and space for additional parking.

Please note the property lies within a Conservation Area where permitted development rights are limited in order to preserve the historical and architectural significance of the location.

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. Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips.

The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

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.

At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

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 (approximately 26 miles distant) which is also home to an international airport 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 boiler with radiators.

CURRENT PROPERTY TAX BAND C (Payable Torbay Council 2025/26 £2079.86)

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





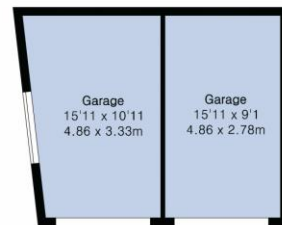
**Approximate Gross Internal Area 2164 sq ft - 201 sq m
(Excluding Garage)**

Ground Floor Area 997 sq ft – 93 sq m

First Floor Area 778 sq ft – 72 sq m

Second Floor Area 389 sq ft – 36 sq m

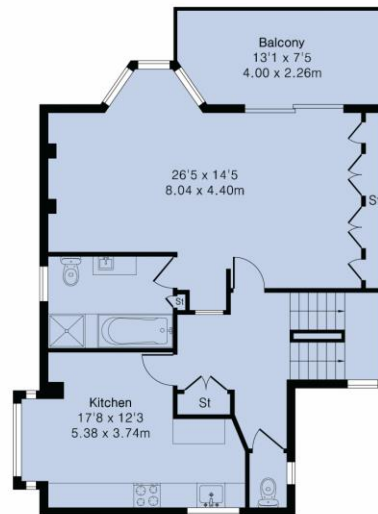
Garage Area 310 sq ft – 29 sq m



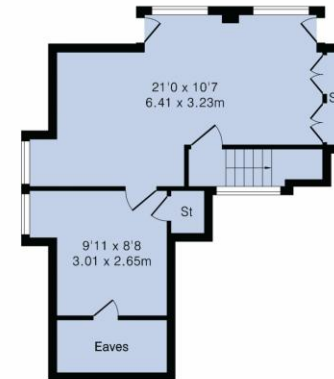
Garage



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.
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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.