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THE ESTATE AGENT

Hawks Ridge Watcombe Heights Road  
Torquay Devon  
**£1,195,000 Freehold**



# Hawks Ridge Watcombe Heights Road Torquay Devon TQ1 4SG

## £1,195,000 Freehold



Hawks Ridge is an individual four bedroom marine home discreetly set at the head of an exclusive cove where the architectural design provides a high degree of privacy and showcases stunning panoramic sea and coastal views

- Exclusive coastal location ■ Uninterrupted bay views
- Open plan kitchen/living spaces ■ Sitting room ■ Utility ■ Study
- Principal suite with dressing room and en-suite ■ Gym ■ Boot room
- 3 bedrooms ■ 3 bathrooms ■ Gardens & grounds ■ Terraces ■ Parking

### FOR SALE FREEHOLD

This unique residence has a streamlined profile that integrates well into its natural surroundings creating a low impact on a double sized plot whilst serving to provide wraparound views of the stunning coastal scenery visible from almost every room. The clever design is perfect for 21<sup>st</sup> century living where a spacious floor plan provides warm and inviting areas and spaces ideal for entertaining whilst the large windows create a truly immersive experience blending the indoor and outdoor spaces framing the ever changing views of the bay.

Terraces following the trajectory of the sun provide relaxing areas for outdoor living and after dark the lights across the bay and the beam of the lighthouse at Berry Head can be enjoyed.

### LOCATION

Watcombe Heights Road is a private no-through road, ideally located on the quiet northern fringe of Torquay just off the coastal road leading to Teignmouth.

At nearby Watcombe Beach the South West Coastal Path provides excellent opportunities to explore this unique seaside walking trail.

Torquay harbourside and Marina is approximately 3.5 miles away and there are excellent local amenities at nearby St Marychurch which is also home to Torquay Golf Club. Further facilities can be found in Babbacombe including a theatre, restaurants, cliff top promenade and funicular railway to the beach. To the east is the riverside village of Shaldon where there are boating activities, a bowls club and a range of waterside cafes and pubs.

This location is also well placed for out of town shopping centers and for Torbay Hospital.

### INSIDE

Accessed from a Mediterranean style courtyard the approach to the house is deceptive giving no clue that the house provides over 3,000 sq.ft. of living space. A welcoming hallway expands into an open plan living area where the fabulous views around the bay and character of this exceptional home become apparent.

The well-proportioned living areas are cleverly zoned within the open space whilst ensuring that the stunning marine views are visible and natural light filters through.

A conservatory style seating area opens to the entrance courtyard and flows into the kitchen with a single step rising to the dining area that provides space not only for a large table for dining but a place to gather and enjoy the far-reaching views and to step out onto the large terrace.

The kitchen is semi-open plan to the dining area and is fitted with a good range of units capped with contrasting countertops and fitted with a range of integrated appliances, the whole area designed for enjoyment of cooking whilst offering excellent natural light and coastal views.

A separate living room provides a more intimate space with doors opening to the terrace and windows capturing the views, this room also has a log burning stove which creates a warm ambiance during the colder months.

Returning to the hallway there are two comfortable bedrooms both of which enjoy stunning sea views and built-in storage. Bedroom three also has a contemporary en-suite shower room whilst bedroom four has doors opening to the terrace.

**VIEWING BY APPOINTMENT ONLY**

A study, utility room and family bathroom complete the accommodation at entrance level.

A staircase descends to a large open plan area that is currently used as a home gym but would work well as an office space or cinema room.

The principal bedroom suite comprises a large bedroom with space for seating where doors open to a garden terrace. The en-suite bathroom has a bath and large walk-in shower and there is a fully fitted walk-in wardrobe as well as a separate dressing room with the whole area designed to provide a peaceful retreat.

Returning to the open plan area a lobby gives access to a bedroom, utility/workshop and a glazed boot room with access to the garden. The adjacent bedroom has an en-suite wet room and is south facing with restful views across the gardens to the sea and a door providing access to a terrace. These spaces combined offer the scope to create independent accommodation if required.

## **OUTSIDE**

Hawks Ridge is set on a unique double plot that we understand extends to an acre of land that provides a high degree of privacy and wide coastal views, this plot has not been measured. To the front a driveway provides parking for multiple cars with space to erect a double garage if required (subject to the necessary planning consents and regulations).

The entrance courtyard creates a Mediterranean ambiance with the principal grounds to the seaward side where the landscaped gardens have been designed to incorporate terraces that provide seating areas positioned for enjoyment of the outstanding views that stretch from the open sea of Lyme Bay to the lighthouse at Berry Head continuing into Tor Bay taking a wide vista and panorama.

The gardens gently slope away from the house with areas of lawn interspersed with borders filled with palm trees, mature shrubs and hedging, descending to the boundary where there are areas of natural woodland.

Accessed from the house is a large paved terrace perfect for relaxation and dining. The large terrace has a smart stainless steel and glass balustrade ensuring views can be enjoyed whilst seated.

To the side of the house is a large store/workshop, garden shed and greenhouse.

## **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.

## **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at Torquay Teignmouth 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 providing a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

The properties of Watcombe Heights discharge waste water to a communal waste facility with a service charge payable of £250 per annum.

**CURRENT PROPERTY TAX BAND F** (Payable Torbay Council 2025/26 £3379.77)

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

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













## Approximate Gross Internal Area 3103 sq ft - 288 sq m

Lower Ground Floor Area 1501 sq ft – 139 sq m

Upper Ground Floor Area 1602 sq ft – 149 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 & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| www.epc4u.com                               |         |           |



PINK PLAN

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. 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.