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THE ESTATE AGENT

The Water House  
Daddyhole Road Torquay Devon  
**£995,000 Freehold**



# The Water House Daddyhole Road Torquay Devon TQ1 2ED

£995,000



Imposing in standing, built with precision, the property offers an exclusive home, set behind a high gated entrance, with outstanding views looking towards both Thatcher Rock and the Orestone

Entrance vestibule ■ Reception hall ■ Shower room ■ Lounge  
Dining room ■ Study ■ Kitchen/breakfast room ■ Utility room  
4 bedrooms ■ Bedroom (5)/family room ■ Bathroom ■ Balcony  
Garage ■ Small garden ■ Terraces

## FOR SALE FREEHOLD

The Water House offers an exclusive home, set behind a high gated entrance, imposing in standing, built with precision. It has outstanding views looking over the immediate area of Meadfoot capturing both Thatcher Rock and the Orestone, together with the headland of Marine Drive. It has exceptional garaging, with space for up to four cars, together with a car port, and the benefit of an under property void, versatile in use, ideal as a workshop/hobbies space.

Internally the house boasts a wealth of polished wood features, the galleried hallway with a magnificent staircase, the architraves and doorways complementing the style. The accommodation has many traditional features, yet offers flexibility of use, particularly to the first floor, where a large room situated above the garage gives either bedroom space or a family/media room. The principal rooms to the ground floor capture the views, with the lounge opening to a sea facing terrace.

The kitchen offers space for informal dining, the study faces to the entrance, with a shower room adjacent. The garage is accessed from the utility room. The first floor has four bedrooms and a bathroom, with balconies to each side of the property.

Daddyhole Road leads to the limestone plateau of Daddyhole Plain with its spectacular views of the sea looking into Tor Bay to the distant horizon of the English Channel. The road merges with the South West Coastal footpath descending to Meadfoot Beach. This exclusive address is within walking distance of the harbourside and lively waterfront, home to an award winning Marina.

The town has a diverse range of shopping with out of town areas providing a comprehensive range of stores and a variety of restaurants from beach front cafes to restaurants for fine dining. Reinforcing the infrastructure, Torquay has excellent schooling and hospital care, with

communication links including a direct rail service to London Paddington joining with the inter-city network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Georgian style door, side panels, into **ENTRANCE VESTIBULE** Brick paved floor, pine boarded ceiling. Inner door with double glazed glass, side panels, into **RECEPTION HALL** Polished wood boarded flooring. Under stairs walk-in cupboard with light. Cloaks cupboard, hanging rail and shelf. Two radiators.

**SHOWER ROOM** Double glazed window, obscure glass. Fully tiled walls. Tiled walk-in shower, close coupled WC, pedestal wash basin, mirror, strip light/shaver socket. Wall mounted electrically heated towel rail. Coved ceiling. Extractor fan.

VIEWING BY APPOINTMENT ONLY

**LOUNGE** Double glazed sliding door, side panel, opening to the terrace taking in views looking from Lincombe Hill, the surrounding area of Meadfoot, Thatcher Rock and the Orestone, double glazed window, leaded light effect, to the front. Natural stone fireplace, polished slate mantle, coal effect gas fire, hardwood bookshelves to the side, circular windows to either side with leaded light stained glass yacht images. Coved ceiling, four wall light points. Two radiators.

**DINING ROOM** Double glazed window, leaded light effect. Serving hatch with leaded light stained glass doors. Coved ceiling. Radiator.

**STUDY** Double glazed window, leaded light effect, to the front. Coved ceiling. Radiator.

**KITCHEN/BREAKFAST ROOM** Double glazed windows, leaded light effect, looking over the surrounding area towards Thatcher Rock and the Orestone. Tiled topped work tops on two sides extending to a peninsular breakfast bar, units beneath and over, three with glass doors, spice shelves, fully tiled surrounds. Inset double bowl stainless steel sink, waste disposal, mixer tap. Space for under work top fridge. Ceramic tiled floor. Double glazed door, side panel, opening to the terrace. Radiator.

**UTILITY ROOM** Inset single drainer stainless steel sink, drawer and cupboard beneath, plumbing for washing machine. Wall cupboard. Ceramic tiled floor. Radiator. Part glazed door into the garage.

**FIRST FLOOR ACCOMMODATION** From the entrance hall staircase with traditional handrail and turned spindles rises to the first floor landing. Access to loft with ladder with boarded loft space, two skylights. Coved ceiling. Radiator. Double glazed sliding patio door, side panel, opening to a **BALCONY** capturing a south westerly aspect.

**BEDROOM (1)** Double glazed sliding door, side panel, opening to the walled **BALCONY** with wrought iron balustrading taking in the views over the surrounding area towards Thatcher Rock and the Orestone, stretching to the distant sea horizon. Built-in wardrobes comprising three hardwood sliding doors, hanging rail and shelves, cupboards over. Coved ceiling. Radiator.

**BEDROOM (2)** Double glazed window, leaded light effect, taking in the views over the surrounding area to Thatcher Rock and the Orestone. Built-in wardrobes, three hardwood sliding doors, hanging rail and shelves, cupboards over. Coved ceiling. Radiator.

**BEDROOM (3)** Double glazed window to the front. Built-in wardrobe, two sliding hardwood doors, hanging rail, shelves and drawers, cupboard over. Coved ceiling. Radiator.

**BEDROOM (4)** Double glazed window taking in the views over the surrounding area to Thatcher Rock and the Orestone. Built-in wardrobe, three sliding doors, hanging rail, shelves and drawers, cupboards over. Coved ceiling. Radiator.

**BEDROOM (5)/FAMILY ROOM** Entered through a storage area fitted out as a linen cupboard, housing the factory lagged hot water cylinder, shelves. Three apex double glazed windows, pitched roof, boarded flooring. Radiator.

**BATHROOM** Double glazed window, obscure glass. Fully tiled walls. Walk-in shower cubicle, plumbed shower unit, panelled bath, handles, mixer tap/shower attachment, close coupled WC, bidet, pedestal wash basin, mirror, strip light/shaver socket. Coved ceiling, two ceiling lights. Radiator.

**OUTSIDE** From Daddyhole Road a driveway with natural limestone walls to either side leads to a pair of high automated wrought iron gates, side pedestrian gate, opening to a wide brick paved driveway leading to the front door and to the garaging and to the adjacent car port. **GARAGE** with two up and over doors, (one automated), four double glazed windows. Wall mounted gas fired central heating boiler, ten power points. Wall mounted trip switch fuse box, electric meter, radiator. External gas and electric meter boxes, water tap. Hardstanding for boat or caravan. To the side of the property is a small lawn leading to the sea facing terrace. Adjacent to the car port a doorway gives access to steps descending to the workshop/void, double glazed windows, head height of approximately 7'0.

**SERVICES** Mains water, electricity, gas and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. **CURRENT PROPERTY TAX BAND G** (Payable 2021/2022 £3279.27). **VIEWING** By appointment with the Vendors Agents





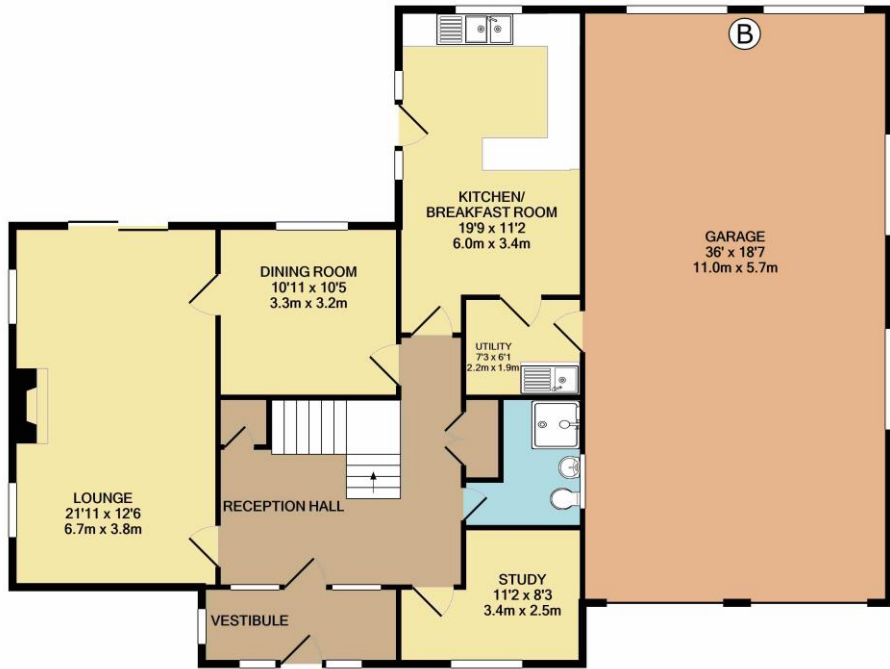




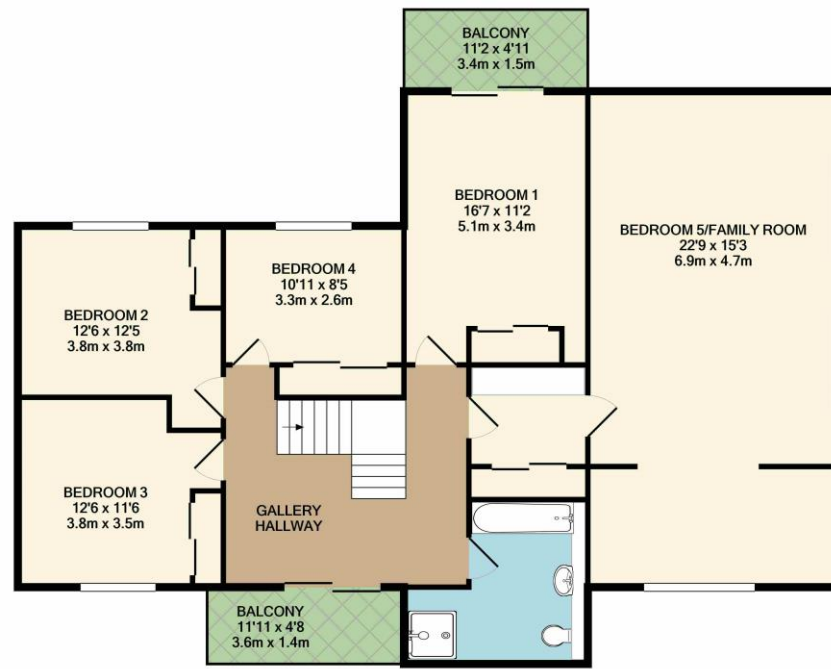








GROUND FLOOR  
APPROX. FLOOR  
AREA 1681 SQ.FT.  
(156.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1361 SQ.FT.  
(126.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3042 SQ.FT. (282.6 SQ.M.)

Whilst every attempt 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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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 effect your decision to buy, please contact us before viewing the property.