



SEAHAM HALL
TORQUAY TQ2 6PF

H S Owen
Estate Agents

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This impressive period home was built around 1860 as a gentleman's residence for a former navy captain. Currently offering five bedrooms, the property is a charming and stylishly decorated detached villa that has been subject to a complete refurbishment program in recent times. It blends period characteristics with the comforts of modern day living and would make an ideal family home. On the ground floor a separate entrance lobby with room for coats leads to a large entrance hall with a grand staircase. The hall offers access to five generous reception rooms, including an impressive xx (measurement) kitchen/breakfast room, a pleasant space to enjoy your meals throughout the day. An additional formal dining room and the sitting room look out over the rear garden and lawn featuring five of the property's seven palm trees. One more reception room serves as a study, with a second potential study situated off the kitchen/breakfast room. The ground floor also benefits from a good-sized utility room, a separate cloakroom and offers comfortable access to the lower ground floor accommodation. On the lower ground floor there is an additional spacious living room, currently used as a family media room and providing access to the garden. Leading off the media room is a large double bedroom with en-suite bathroom. This whole floor offers flexible and potentially independent living space, ideal for guests, or for a multi-generational family or offering the potential for an additional income stream if preferred from use as a holiday let. Returning back up, the first floor of the property boasts four additional generous double bedrooms, three of which enjoy en-suite facilities, while the fourth has a family sized bathroom opposite it. The large master suite is particularly impressive with an unusually generous bathroom offering both shower and bath, and its own dressing room with fitted wardrobes to each side. Also to this floor there is a conveniently placed laundry room with a separate boiler room nearby. The majority of the original windows in the house have been replaced for double glazed, and the house benefits from generous loft space. Outside, the property benefits from a wooden garage to the front and an additional shed to the rear, multiple external taps and plug sockets.

Entrance Porch

Main door. Door to hallway.

Hallway

Ornate coving. Stairs to first floor. Door with stairs to lower ground floor. Rear door. Marble flooring.

Living Room 21' 9" x 16' 3" (6.62m x 4.95m)

Front elevation double glazed bay window. Ornate coving. Wood-burner. Wall mounted radiators.

Dining Room 15' 11" x 14' 11" (4.85m x 4.54m)

Front and side elevation double glazed windows. Ornate coving. Wall mounted radiators.

Sun Room 20' 11" x 9' 7" (6.37m x 2.92m)

Double glazed sky lantern. Side elevation double glazed window. Double glazed french doors. Wall mounted radiator.

Breakfast room/Reception area 17' 2" x 14' 3" (5.23m x 4.34m)

Open with kitchen. Side elevation double glazed window. Wall mounted radiator.

Kitchen 18' 5" x 10' 6" (5.61m x 3.20m)

Fitted kitchen with wall and base units. Fitted Quarts work surfaces. Sink unit. Belfast sink with drainer. Double oven and plate warmer. Hob. Range style cooker with cooker hood over.





Cloakroom

Low level WC. Wash hand basin. Side elevation double glazed window.

Utility room 13' 8" x 10' 6" (4.16m x 3.20m)

Lower Ground floor

Reception room 23' 11" x 16' 3" (7.28m x 4.95m)

Rear elevation double glazed french doors. Fitted wall and base units. Fitted work surface. Sink with drainer.

Bedroom 15' 6" x 13' 10" (4.72m x 4.21m)

Rear elevation double glazed window. Wall mounted radiator.

En-suite bathroom

Low level WC. Wash hand basin. Front elevation double glazed window.

First Floor Landing

Coving. Wall mounted radiator. Rear elevation double glazed window. Ornate coving.

Bedroom One 17' 0" x 16' 0" (5.18m x 4.87m)

Ornate coving. Front elevation double glazed bay window. Side elevation double glazed window.

Dressing room 10' 2" x 10' 3" (3.10m x 3.12m)

Fitted wardrobes.

Master en-suite

Low level WC. His and hers wash hand basins with vanity units below. Tiled bath with shower attachment. Walk in shower cubicle. Side elevation double glazed window.

Bedroom Two 15' 9" x 14' 9" (4.80m x 4.49m)

Front and side elevation double glazed window. Wall mounted radiator. Ornate coving.

En-suite

Walk in shower. Wash hand basin with vanity unit. Mirrored cabinet. Extractor fan. Heated towel rail.

Bedroom Three 12' 0" x 14' 8" (3.65m x 4.47m)

Side elevation double glazed window. Wall mounted rad. Ornate coving.





General

Services:

All mains services are believed to be connected to the property.

Local Authority:

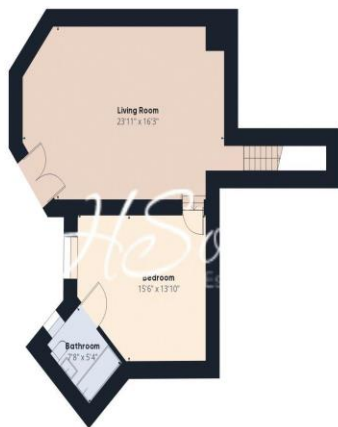
Torbay Council

Council Tax:

G







Floor -1



Floor 0

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Approximate total area⁽¹⁾
4333.05 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to 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.