



SIMPLY GREEN

St Marychurch,
Torquay
£1,000,000

Nestled at the edge of the quaint Torquay hamlet of St Marychurch, with its bespoke independent shops, cafes, restaurants and pubs, the property is ideally situated with direct private access onto the renowned South West coast path - the UK's longest and best-loved national trail. The views from the property are outstanding, with views over beautiful Babbacombe Bay and Lyme Bay all the way over to Portland Bill. There is nothing but nature between the house and the ocean.

The property is also a short walk or drive from Wellswood, with its village ambiance and benefitting from an array of amenities including St Matthias Church, Kents Pub, Ilsham Primary School, post office, delicatessen, and Coop. Torquay's marina, vibrant harbour, and collection of highly regarded restaurants are equally accessible including the Michelin star Elephant, and renowned Number 7. Torquay has excellent transport links with a train station directly to London Paddington and the north of England.

The property is spacious throughout and has versatile accommodation of nearly 3000 sq ft of space to relax and beautifully landscaped gardens.

The house has plenty of entertaining space, both inside and out. A large dining room enables families and friends to get together to celebrate and eat, with a spacious living room for everyone to relax. Fancy a movie? Then there is a cinema room and a games room where the vendors currently enjoy a game of pool.

The rear garden offers a great space to relax and enjoy the fresh air. There are 3 large seating areas to choose from, all of which allow you a chance to chill with a cold drink, (or even a morning coffee). The main decking area offers a large seating and dining area with absolutely stunning views over Babbacombe Bay, along with a large luxury gas barbecue for when you want to eat alfresco.

One of the first things that viewers will notice about the property is the peace and tranquility.

The property is accessed via a set of double electric gates to a large expanse of brick paved driveway, providing parking for multiple vehicles and boarded by mature hedging.

There is also an expanse of brick paved patio area. Ideal for entertaining family and friends with an outside tap, external lighting, power points and a set of uPVC double glazed French patio doors leading to the games room. The brick paved driveway continues to the opposite side of the property where a further expanse of parking area can be found and access to the detached single garage and side wooden gate to the rear garden.



Accommodation

A uPVC obscure double glazed door goes through to the entrance hallway with inset spotlights and a staircase rising to the first floor, with a wall mounted contemporary fitted radiator.

The accommodation on the ground floor comprises a cinema room with inset spotlights, two wall mounted contemporary radiators and a uPVC window to the front aspect. There are also fitted full width cupboards with ample storage and fitted cupboards above. The living room is a generously sized open space with fitted wall lights and inset spotlights. An opening flows through to a large dining area with superb views across the landscaped rear garden with inset spotlights and a snug area. Access to the attractive rear garden can be obtained from the uPVC double glazed sliding patio doors. The accommodation continues from the living room to a games room with inset spotlights, fitted shelving and a set of uPVC double glazed French patio doors leading to the front.

From the games room, it continues to a separate utility room with a stainless steel single drainer single bowl sink inset with laminate worktops and part tiled walls with base cupboards and fitted matching wall cupboards. There is also plumbing for a washing machine, space for a tumble dryer and a uPVC double glazed door to the side, rear and front. The kitchen benefits from a uPVC double glazed window overlooking the rear garden and offering sea views, stainless steel single drainer 1 & 1/2 bowl sink inset with laminate worktops and part tiled walls. A range of matching base cupboards, drawers and fitted matching wall cupboards, fitted range master oven with extractor hood above, plumbing for a dishwasher and space for an American style fridge/freezer.

The ground floor accommodation has three double bedrooms with two found to the rear of the property, having uPVC double glazed windows and inset spotlights. The further ground floor double bedroom is found to the front of the property, which is a larger than average double room with a fitted bedroom suite comprising of five wardrobes and wall mounted cupboards.

The accommodation on the ground floor concludes with a modern family bathroom. UPVC double glazed window, whirlpool bath, separate tiled shower cubicle, WC, wash hand basin, inset spotlights and an extractor fan.

From the entrance hallway, a staircase rises to the first floor with a large landing area, which is currently being used as an office area where the views across the attractive rear garden and Torbay coastline can be enjoyed. The current vendors have fitted an office desk and fitted cupboards.

On this floor, three further bedrooms can be found. The master bedroom is a superb sized room with wall lights and a set of uPVC double glazed doors leading to the balcony with quite superb coastal views across the surrounding coastline and towards "The Cary Arms" and the attractive rear garden. This is the perfect area to have the morning coffee with glazed panelling and stainless steel rails.

From the master bedroom, a door goes through to an en-suite bathroom where the views can be enjoyed from the whirlpool bath. There is also a separate shower cubicle, wash hand basin, WC, and a door leading through to walk-in wardrobe/dressing area. The Two further double bedrooms on this floor, face the front of the property with built-in storage cupboards. There is also a modern family bathroom comprising, a deep fill bath, wash hand basin, separate tiled shower cubicle, WC and a built-in cupboard.



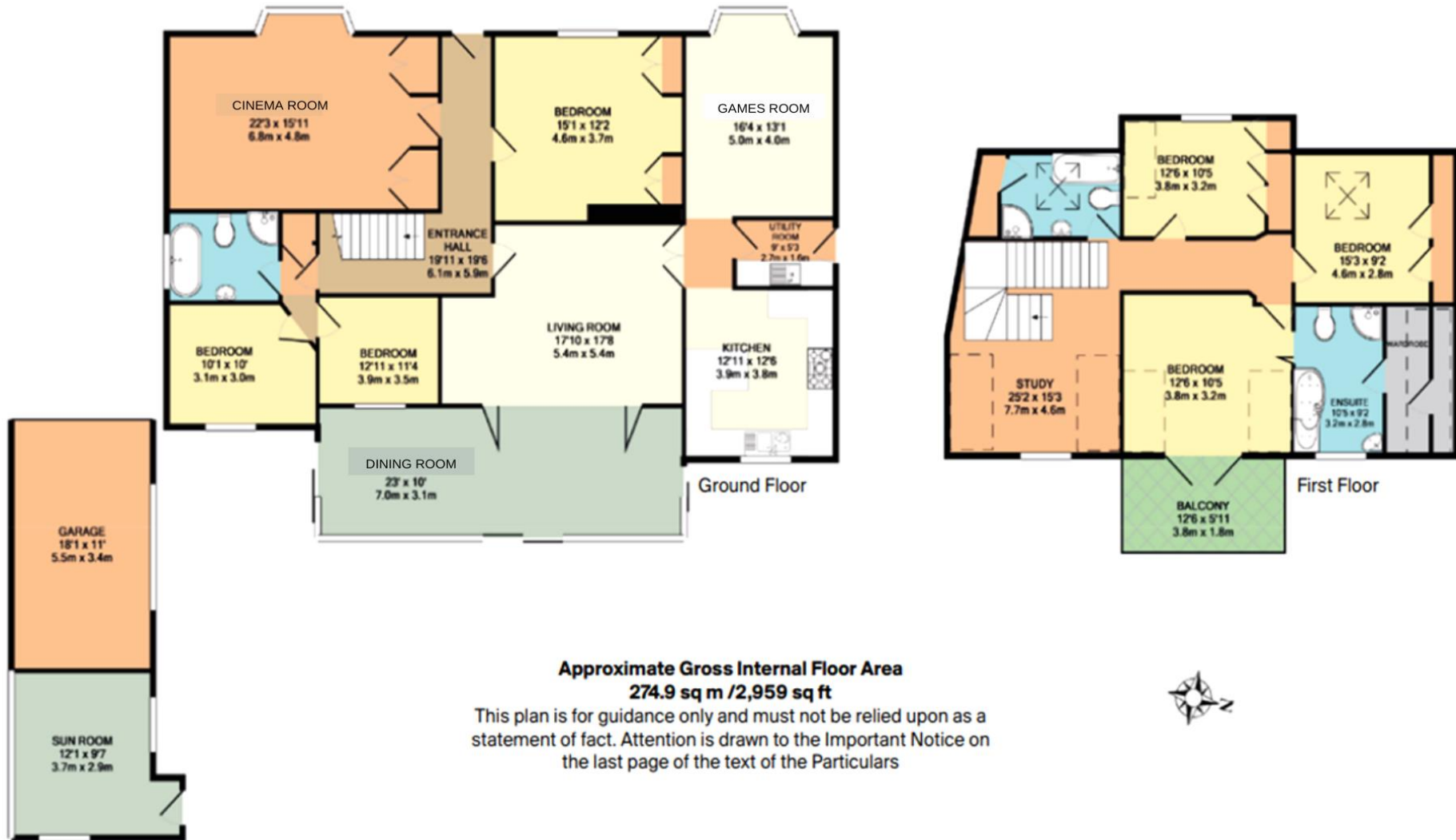








Floorplan





TENURE: Freehold

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.

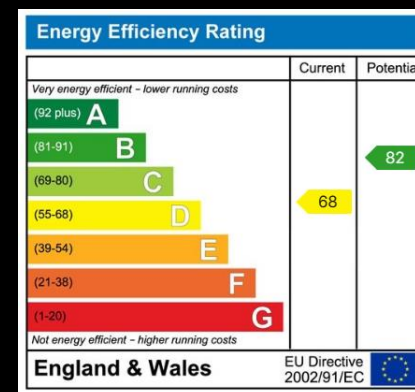


Outside

The rear garden is a superb size and measures approx 0.25 acres (0.11 ha). A gate from the garden leads onto Petitor Downs and the South West Coast Path from which local beaches can be reached. The front garden incorporates a lawned area and a large block paving driveway with parking behind electric gates for up to six vehicles. The rear gardens are mainly laid to a large lawned appearance, with a variety of different entertaining patio areas and bordered by mature hedging and timber fencing.

The vendors have created a raised timber decked patio area with stunning views over the coastline and towards The Cary Arms. There is also a fitted barbecue with a granite top and storage below. Paved steps rise from the rear of the garage to a gym. A variety of mature trees can be found and there is access to the front of the property on all sides and steps rise to patio doors and the dining room.

Agents Note - A geological survey report commissioned by our vendor is available for inspection by interested parties.



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