



SIMPLY GREEN

The Newlands,  
Seaway Lane

Torquay







## The Newlands, Seaway Lane

A rare opportunity to acquire this fine period family home set in a large level plot in a quiet, sought after location just minutes away from the sea front with fabulous sea views.

This spacious Victorian property benefits from large level gardens to the front and rear and has over 4,775 sq ft of accommodation. The property's accommodation comprises 6 Bedrooms, 7 Bathrooms (5 En-Suites), Sitting Room, Play Room, Kitchen/Breakfast Room, Dressing Room, Office, Laundry Room and a self-contained apartment. The property boasts many of the original Victorian design features such as intricate coving, and Pettitor marble fireplace.

The grounds that the property are situated on are superb and offer parking at the front for up to 10 vehicles and a detached single garage. The plot also has a great deal of privacy. Situation - Seaway Lane is located in the desirable areas of Cockington and Chelston.

The Newlands provides a secluded home and is located just a five-minute stroll from the sea front and within easy reach of the many amenities and facilities that Torquay has to offer. Local shops and amenities are to be found a short distance away on Walnut Road and Old Mill Road. Torquay railway station is also close by, and it is short walk from the Cockington water meadows and the Cockington estate.





## **Ground floor accommodation**

Entrance porch with attractive original Victorian tiled flooring, high ceiling and a wooden glazed door leading through to the playroom. From the entrance porch, an original glazed wooden door flows through to the large entrance grand hallway lit with wall lights and ornate glass chandelier, with a sweeping wide staircase rising to the first floor.

The living room has parquet flooring, large bay window and a set of central doors. There is an attractive fireplace constructed of Petitor Marble with large Inset wood burning stove, with wall and ceiling lights and door to the playroom. The Playroom is a generous size with windows to the front and side aspects overlooking the front garden and driveway. A door leads back to the entrance porch.

The kitchen offers a range of fitted matching base cupboards, drawers and fitted matching wall cupboards with stainless steel twin bowls, waste disposal unit single drainer sink inset and part tiled walls. Fitted induction hob. Two Neff electric ovens. Stainless steel four-ring gas hob, extractor hood, space for American-style fridge/freezer. Kitchen Island with Oak worktop, SPC Vinyl to flooring. Original glazed window to the rear aspect and a barn-style door leading to the wooden deck patio.

Bedroom. This is a double bedroom with high ceilings and attractive cornicing. A door leads through to an en-suite shower room with a fitted shower cubicle, WC and wash hand basin, wall light, extractor fan and inset spotlights.

The ground floor accommodation continues to a separate WC. From the hallway, a door and set of stairs lead down to the lower level accommodation.

## **Lower level accommodation**

This comprises an area laid to tiled flooring with inset spotlights and 2 double bedrooms (1 with an en-suite bathroom. There is a utility / laundry room with plumbing for several washing machines and tumble driers, gas boiler, tiled flooring, barn style door leading to the outside and a separate door to a further family bathroom and storage area.





### **First floor accommodation**

An extensive landing with a large window overlooking the rear garden and surrounding areas. WC. A staircase rises to a further landing area with two store cupboards, and a door to the huge attic space and large office.

On the first floor, the accommodation comprises a very large master bedroom with solid carbonised bamboo flooring, a double glazed bay window overlooking the attractive front garden and offering far reaching sea views towards Paignton and Elberry Cove, and an en-suite luxury bathroom, which has been modernised by the current vendors, providing a deep fill Japanese spa bath for 2 people, a separate tiled double width shower cubicle, wash hand basin with cupboards below, WC and a door leading through to a large dressing room offering ample space. Double bedroom with twin aspect and staircase leading to a mezzanine level. There is also an en-suite shower room.

Separate bathroom

Double bedroom with built in wardrobes and a uPVC double glazed window overlooking the surrounding area and sea views. A staircase leads to a mezzanine level and a sliding door leads to an en-suite shower room. The staircase from the landing area goes up to a large expanse of loft room with Velux windows and the potential for further development providing further accommodation. A wooden framed obscure glazed door leads through to a very large home office with Velux windows with stunning views across the coastline towards Berry Head and Brixham. From the loft area there is also a staircase to a hatch that goes out to the roof of the property where the superb 360 degree views of Torbay can be enjoyed.

Separate studio apartment. The studio apartment is accessed via a paved patio and paved steps lead down to a patio area and a uPVC door and external lighting. The studio is laid to an open plan appearance with a kitchenette comprising stainless steel single drainer single bowl sink inset, laminated worktops and base cupboards. There is also a uPVC double glazed window. Range of wall cupboards, tiled flooring and a sliding door leading to a shower room, wash basin and WC. The studio apartment is self-contained and has the potential of a separate income or accommodation for an elderly relative, son, or daughter.





**EPC: E**

**COUNCIL TAX BAND: G**

**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.



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Total area: approx. 441.8 sq. metres (4755.0 sq. feet)