



SIMPLY GREEN

Braddons Hill Road East

Torquay



## END TERRACE TOWNHOUSE

- ◆ OVER 2500 SQ FT OF ACCOMMODATION
- ◆ END TERRACE TOWNHOUSE
- ◆ LOUNGE WITH TERRACE
- ◆ FAR REACHING SEA VIEWS
- ◆ LUXURY FINISH TO A HIGH SPEC
- ◆ DRIVEWAY
- ◆ MODERN KITCHEN WITH FITTED APPLIANCES
- ◆ THREE DOUBLE BEDROOMS
- ◆ VIEWING HIGHLY RECOMMENDED
- ◆ TENURE - FREEHOLD

This stunning townhouse on Braddons Hill Road East, Torquay, offers luxury living spread across four beautifully designed floors. The home features a bespoke finish throughout, starting with an inviting entrance porch leading to a spacious lounge with a gas fire and French doors opening onto a balcony, boasting far-reaching sea views. The property includes a bespoke four-piece bathroom suite, a ground-floor WC, and stairs descending to a fitted kitchen complete with a chaise sunroom, utility room, pantry, storage cupboard, and an additional WC. Upstairs, there are three generously sized double bedrooms, each offering comfort and style. Outside, the property features tiered gardens, ideal for outdoor relaxation, and off-road parking, making it a perfect combination of luxury and practicality in a sought-after coastal location.





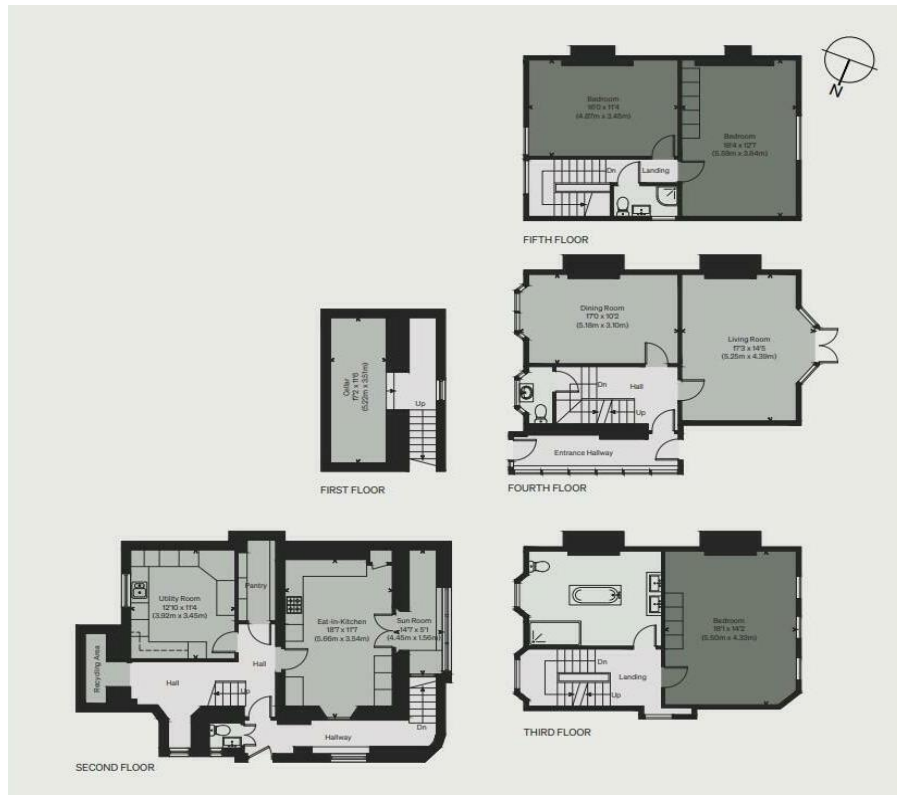
## Accommodation

The house is built into the hillside, approached via a winding road up to Braddons Hill Road East. Entry is to the ground floor, where there is an elegant glazed walkway leads into the hallway with ample space for storing coats, windbreaks and beach bags. Handsome solid oak parquet flooring extends through the light-filled sitting room, orientated towards an original marble and open fireplace. Inlets provide perfect nooks for bookshelves. Here, a set of French doors opens out onto the generous wraparound balcony. The dining room sits adjacent, with the same beautiful flooring underfoot and a sash window that opens out onto the charming incline of the seaside lane. On the lower-ground floor is a well-proportioned kitchen with bespoke cabinetry and space for seating. From here is a sunroom, which commands serene views over the town and its harbour. A utility room and excellent storage gain top points for functionality. There's even a cellar, apt for storing wine and cheese. An elegant original staircase ascends throughout the house. Picture rails lend a period elegance. The primary bedroom and its en suite occupy the first floor, with three arched sash windows, an original fireplace and a preserved ceiling rose above. There is also a generous run of built-in wardrobes. The adjoining en suite is capacious, with a freestanding bathtub beside a fire, a tall period sash window and a rainfall shower head. On the top floor, there are two further bedrooms set into the atmospheric sloping eaves of the house.

## Location

The position of the house is excellent for sailing opportunities and the wonderful coastal landscapes surrounding the so-called 'English Riviera'. Hollicombe Beach is just a 15-minute walk from the house, with Preston Sands and Paignton around five minutes away by car. Oldway Gardens in Paignton are Grade II-listed heritage gardens amidst 17 acres of land. The centre of Torquay, easily reached on foot, has a good selection of supermarkets, independent shops and cafés. There are also many good dining venues nearby, including the Michelin-starred The Elephant and The Dog and Duck, a wonderful pub with live music. The house is also in the catchment area for several Ofsted-rated "Good" schools. Torquay Station is less than a mile from the house and provides mainline services between Cornwall and London. A direct service to London Paddington runs regularly from Torquay, with a journey time of around three hours and 8 minutes.





## Outside

Set in just under an acre of gardens and grounds, the house is accessed via a private drive with space for several cars. The grounds have a secluded feel, secreted away from the neighbours by mature shrubs and trees. Many of the living spaces have glazed doors for stepping out onto a stone veranda with terrific views of the harbour at Torquay. There is ample space for dining tables, ideal for enjoying a morning coffee or evening sundowner.

Below, the tiered gardens are arranged over four levels. Their south-facing aspect creates an idyllic and versatile space with a large paved patio, sub-tropical garden, and al fresco kitchen positioned around green stripes of lawn. Typical of the area, sightlines are verdantly intersected by windblown trees.

**EPC: D**

**COUNCIL TAX BAND: C**

**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.



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET