



Merryfield, Ridge Road

Maidencombe, Devon, TQ1 4TD



- Exceptional Uninterrupted Sea & Countryside Views
- Distinctive Individual Architect Design
- Electric Gated Access with Ample Driveway Parking and integral double garage
- Double height Reception Hallway With Galleried Landing bespoke glazed staircase
- Quality Modern Fitted Kitchen With Integrated Appliances & Solid Granite Worktops
- Master suite with luxury bathroom/WC and impressive dressing room
- Superbly landscaped grounds approaching 1 ½ acres
- Resort style ceramic pool with automated cover, winter cover air source heating and ultra violet filtration system

A Superb Individual Architect Designed Residence Enjoying Uninterrupted Sea & Rolling Countryside Views & Located Within The Sought After Area of Maidencombe...



Please do not hesitate to contact the team at Absolute Sales & Lettings on 01803 214214 for more information or to arrange a viewing on this stunning property.

Merryfield is a completely unique modern detached residence built in 1994 improved and updated by the current vendors and is a credit to them. The spacious accommodation which is set over two levels briefly comprises; stunning double height reception hallway with galleried landing and steps down to the sitting room having Origin custom made bi-fold doors and feature glass gable that encapsulates the stunning sea and countryside views. There is a raised mezzanine level snug enjoying rolling countryside views. Bespoke oak glazed double doors give access to the formal dining room. There is an impressive modern fitted kitchen with solid worktops and integrated appliances and breakfast area. This leads through to a family room which overlooks the adjacent meadow and enjoys stunning rolling countryside views.

Also on the ground floor is the guest suite with luxury en suite bathroom / wc, a study/bed 6, separate utility room and a ground floor shower / wc. From the spacious reception hallway is a bespoke James Grace glazed staircase leading to the galleried landing that gives access to three further double bedrooms, a luxury bathroom / wc and access to the master suite with double bedroom leading through to a luxury four piece en suite bathroom / wc. There is a door that leads to a dressing room which has been used as a study in the past with access to a walk in wardrobe and storage area.

Outside, the property is approached via automated gates and a long attractive block paved driveway leads to the front of the house giving access to the integral double garage with two electrically operated up and over doors and access to the boiler room. The property sits among 1.5 acres comprising beautifully lawned and landscaped gardens, stocked with an abundance of ornamental shrubs and bushes and a meadow with a small orchard. There is a most impressive resort style 11m ceramic swimming pool that has an automated insulating floating cover and sliding acrylic winter cover Aquacomet enclosure for year round enjoyment, ultra violet filtration system and is heated via an economic air source heat pump replaced in 2020. Doors from the living room give access to a sun terrace ideal for al fresco dining and this encapsulates the views out to sea and towards Dartmoor and offers a good deal of seclusion.

The property occupies a much sought after private position at the head of Ridge Road being the last house on the right hand side. It is within close proximity to Maidencombe Beach and local pubs and is within easy reach of both Torquay Sea Front - with its deep water marina - and the sought after village of Shaldon. It is also within easy access to Newton Abbot which has mainline rail links to Paddington and links Exeter and the M5 beyond. An early inspection is essential to appreciate the size, position, condition and views the accommodation boasts.







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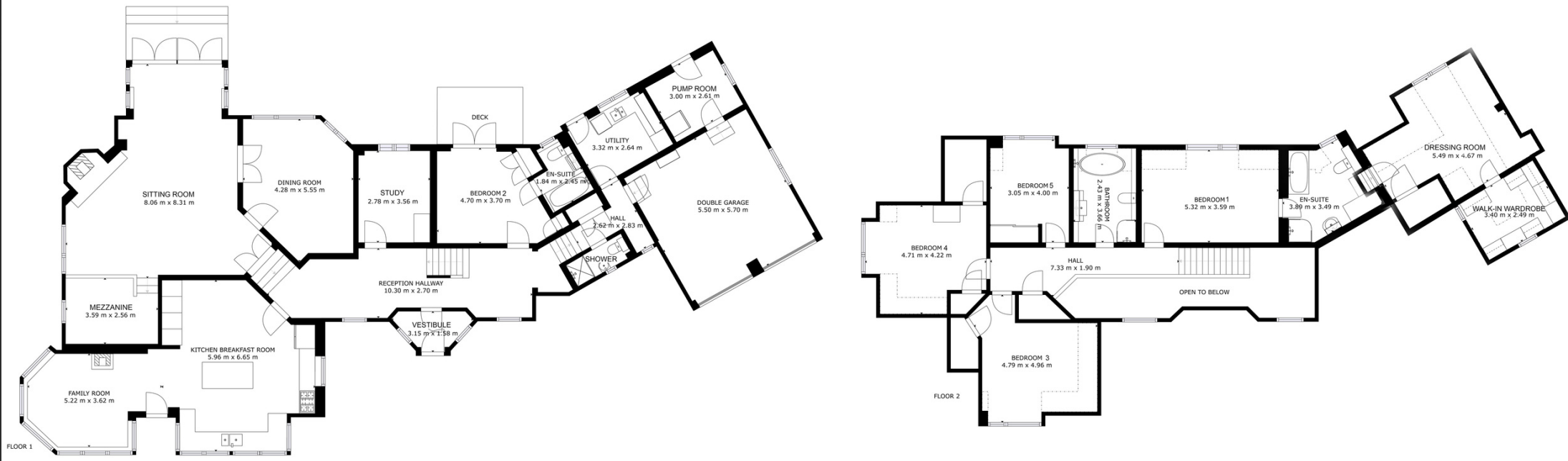


Merryfield
Ridge Road
Maidencombe, Devon
TQ1 4TD
Price: £1,650,000
Freehold

Please note that viewing is strictly by appointment through our offices:

27 Hyde Road, Paignton, TQ4 5BY
13 Ilsham Road, Wellswood, Torquay, TQ1 2JG
16a Fore St, Brixham TQ5 8DS

If you have any specific enquiries relating to the property prior to arranging a journey to visit, please do not hesitate to contact us, we will be delighted to assist you.



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