



ABSOLUTE



Warberry House Lower Warberry Road

Torquay, Torquay

Introducing an exquisite Victorian villa, perfectly situated in a sought-after location just around a mile away from the vibrant town centre, picturesque harbour, and pristine beach. This luxurious property boasts an array of exceptional features, making it an outstanding choice for those seeking the pinnacle of luxury living.

Upon entering, you will be greeted by the beautifully designed ground floor principal accommodation. With its spacious reception rooms and an attractive kitchen/breakfast room, this level offers the perfect setting for both relaxed family living and elegant entertaining. Additionally, this level comprises four generous bedrooms, with the main bedroom featuring an en-suite bathroom for added convenience and privacy.

The property extends its allure through the inclusion of five self-contained residential apartments. This arrangement offers immense versatility, giving homeowners the opportunity to capitalise on its potential for generating income or utilising it as a home working space. Adding to this diversity is the option of utilising one of the apartments as a single storey bungalow, ensuring that this property can meet a variety of lifestyle requirements.



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Torbay comprises of three coastal towns and is considered a gem of the South Devon coastline. With its own microclimate, palm trees and sandy beaches, it's no wonder it's referred to as the English Riviera. The bay stretches from the charming fishing port of Brixham to the bustling resort of Torquay with its numerous tourist attractions and eateries. The three Warberry roads are a prestigious location within the town, characterised by large period properties set on a South facing hillside above the town and harbour. It offers a peaceful setting conveniently placed for access to the promenade, harbour, beaches, shops and restaurants. There are a wide range of educational facilities within easy reach including both Grammar schools and South Devon College. The nearby South Devon link road connects to Newton Abbot, Exeter and beyond making commuting easy and a mainline rail link to London Paddington is available at Newton Abbot. Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Convenient location around 1 mile from the town centre, harbour and beach
- Luxury ground floor principal accommodation with large reception rooms, attractive kitchen/breakfast room and 4 bedrooms, main en



single storey bungalow

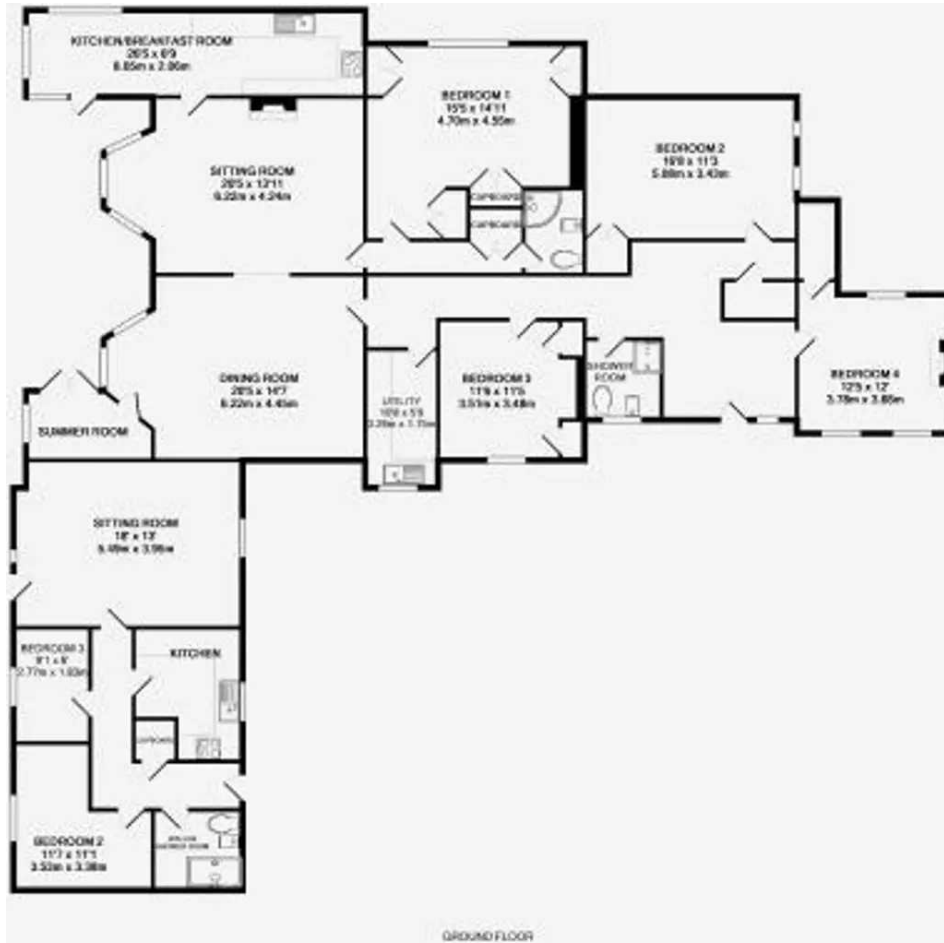
- Excellent home and income or home working opportunity





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2ND FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other features are approximate and are not intended to be used for any other purpose. It is advised that all prospective purchasers should consult the actual floor plan to verify dimensions and details. The accuracy, reliability and completeness of the information contained herein is not guaranteed. Made with MapInfo 2011





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