





## Garden House Lower Warberry Road

Torquay, Torquay

Nestled within the sought after area of The Warberries in Torquay, this impressive 5-bedroom detached house epitomises refined living, offering a harmonious blend of sophistication and practicality.

Boasting an expansive layout that spans three levels, this residence offers a wealth of space and flexibility. Upon entering the property, one is greeted by a tastefully designed sitting room that exudes warmth and charm, making it an ideal space for relaxation. Adjacent to the sitting room, a separate dining room awaits, perfect for hosting memorable gatherings with loved ones.

The property features five well-appointed bedrooms, two of which boast en suite facilities, providing utmost convenience and privacy. A modern fitted kitchen, complete with a striking AGA feature and a separate utility room, offers a functional and stylish space for culinary endeavours.

Further enhancing the living experience, the residence is equipped with a family bathroom and a convenient downstairs cloakroom/WC. Modern comforts such as gas central heating and uPVC double glazing ensure a cosy ambience throughout the year, while distant sea views provide a tranquil backdrop to every-day living.



## FRONT GARDEN

To the front of the property is a traditional stone wall which not only provides privacy from the roadside but is also a perfect backdrop for climbing plants and mature shrubs.

## GARDEN

From the kitchen the back door opens to steps which lead to a level area where there is a convenient gardeners WC and a conservatory with underfloor heating, currently used as a potting shed. From here a couple of steps descend onto a large crazy paved terrace positioned for enjoyment of the sun. Paths wind on a voyage of discovery through the garden with mature shrubs, specimen trees and flowering plants. You will also find a decorative pond/water feature and a useful garden shed. There are extensive rear gardens which is ideal for gardening enthusiasts. The garden is enclosed by mature hedging.

## DRIVEWAY

2 Parking Spaces

The brick paved, gated driveway provides good off road parking and access to the garage.

## GARAGE

Single Garage



# Garden House Lower Warberry Road

Torquay, Torquay

For those with a penchant for outdoor living, the property offers gated access to a spacious driveway and a single garage, catering to both convenience and security. The grounds of the property are a testament to meticulous care and attention to detail, featuring extensive, landscaped, and mature gardens that provide a serene sanctuary and enhance the overall appeal of the property.

Presenting a rare opportunity to acquire a distinguished residence in a prestigious location, this 5-bedroom detached house in The Warberries of Torquay is a testament to exquisite living. With its spacious layout, modern amenities, and picturesque surroundings, this property offers an unparalleled lifestyle that is sure to captivate discerning buyers seeking sophistication and comfort in equal measure.





ABSOLUTE



ABSOLUTE



ABSOLUTE



ABSOLUTE



ABSOLUTE

**Garden Floor**  
Approx. 63.1 sq. metres (679.2 sq. feet)



**Ground Floor**  
Approx. 114.2 sq. metres (1229.0 sq. feet)



**First Floor**  
Approx. 64.3 sq. metres (692.0 sq. feet)





## Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

[movewithabsolute.co.uk/](http://movewithabsolute.co.uk/)

