



ABSOLUTE



Villa Sylvania Haldon Road

Torquay, Torquay

Originally named Charante, Villa Sylvania was completed around 1865 and was originally owned by a consortium which included Lord Hesketh, Lord Haldon and The Whidbornes who have significant historical relevance locally. The current owners have resided the property for over 20 years and have lovingly restored and maintained the villa which is reflected in the condition of the property throughout.

- An exquisite Italian style villa
- Rich history of ownership
- Southerly facing with stunning sea views across Torbay
- An abundance of original ornate features
- Landscaped gardens with large terrace and ornamental pond
- Double garage and generous sized driveway
- Self contained house keepers apartment
- Self contained annexe
- Approximately 1 acre



Garden

The landscaped gardens laid to the front of the building feature an Indian sandstone large terrace, ideal for alfresco dining in the Summer months and offer spectacular views of Torbay and the sea. The gardens are private and sheltered and are surrounded by a well established mixture of mature trees, shrubs which include conifers, palm trees and a variety of Mediterranean plants. A beautiful feature of the garden includes a wild meadow and ornamental pond.

Secure gated

7 Parking Spaces

Villa Sylvania has an enviable approach through tall wrought iron double gates which lead onto a stunning paved front courtyard with ample parking for several vehicles and boats.



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Villa Sylvania is located in a sought after area of Torquay on one of its seven hills. Torquay has an exceptional range of recreational shopping and professional amenities including its marina. Torbay is a sheltered coastline which is combined of the towns of Torquay, Paignton and Brixham and features many top beaches, hidden coves and headlands. There are a wide range of water sports available for the avid enthusiast and due to the warming affects of the gulf stream, the area enjoys a milder climate with an abundance of sunshine. Villa Sylvania has great access to the South Devon highway which connects Torbay to Newton Abbot, Exeter and the M5 to the East. Torquay benefits from two train stations with direct links to London and is served by Exeter and Bristol international airports. Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F









GROSS INTERNAL AREA
FLOOR 1: 550 m2, FLOOR 2: 417 m2
FLOOR 3: 171 m2, EXCLUDED AREAS:
GARAGE: 55 m2, BALCONY: 203 m2
PATIO: 111 m2
TOTAL: 1139 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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