





Huntley Lodge Cricketfield Road

Torquay, Torquay

Huntley Lodge occupies a private and secluded position situated down a long private drive on Cricketfield Road. The current owners have adopted a “no expense spared” approach into a complete renovation project spanning the last 4 years. They have created a turn-key, high quality detached residence which new owners can move straight into and enjoy for many years to come.

On approach the house has generous parking for multiple vehicles and room for a boat including a substantial detached double garage with a pitched roof, currently being utilised as a home gymnasium. The gardens wrap around the property which include beautifully landscaped gardens, decked and paved terracing with a timber pergola with a hot tub set beneath. There is a handy garden room which currently houses a sauna which would make an ideal home office or studio. The gardens have a private and secluded feel to them.

Huntley Lodge has been meticulously and painstakingly designed and curated throughout, which starts from the very front door all the way through the house. The whole house has a beautiful flow from the elegant reception hallway to the grandiose sitting room. The downstairs layout gives a generous amount of living space for families to unwind in and have their own space.



Highlights include a stunning system six kitchen with traditional joinery, Karndean flooring, Paul Bristow granite worktops and window sills and much more. The lounge is statement room which offers a sultry ambience with Georgian oak flooring and a multi fuel log burner and space for a grand piano. The formal dining room offers a cosy affair ideal for family gatherings. The sun room is an ideal place to unwind and enjoy music with a feature electric fireplace and radiators with beautiful views of the grounds. The snug room has the feel of a boutique hotel offering an additional living space for a growing family to relax and unwind. Downstairs there is a separate cloakroom/wc tastefully curated and the utility room with system six units and Karndean flooring.

Via the beautiful staircase we have four generous and well appointed bedrooms, highlights include a complete redesign of the principle bedroom suite with a statement fireplace, engineered oak flooring, walk in wardrobe and a stunning en-suite featuring an Axor rainfall shower from the luxury range. The main family bathroom has been completely redesigned and features Mandarin stone tiles, Victoria and Albert bath and sink and a full range of Axor bathroom accessories including a rainfall shower. It really does have the feel of a high end spa.

In short, viewing is a must to appreciate the complete offering this property gives new owners.

A full list of renovations and spec is available with our Torquay sales team on request.



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The location was one of the big draws for purchasing the property for the current owners with its close proximity to the grammar schools, access in and out of Torquay via the new link road towards Exeter and Plymouth with Mount Stuart hospital and The Willows shopping district nearby. Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter provides a gateway to destinations further afield. The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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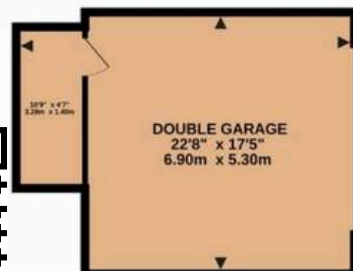
GROUND FLOOR
1809 sq.ft. (168.1 sq.m.) approx.

FIRST FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



GARAGE
363 sq.ft. (33.7 sq.m.) approx.

GARDEN ROOM
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 3376 sq.ft. (313.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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