





The Old Rectory, St. Marks Road

Torquay, Torquay

The residence is approached via fully electric gates which lead to a sweeping driveway with ample parking for at least 5 vehicles and a double garage tucked away to the left of the house. Welcoming you inside is an array of character and charm which is intertwined throughout the home, which has approximately 4000 sqft of living space. The whole of the downstairs layout is designed for comfortable family living with generous proportioned rooms and versatile living spaces which can be adapted to suit all varieties of modern living. From the large welcoming reception hallway the house flows enjoyably and simply throughout. There is a large study, reception room with access to the garden, a spacious lounge/dining room, large kitchen breakfast room, a separate utility room and downstairs cloakroom/WC area make up the ground floor arrangements.

On the first floor accessed from the large galleried landing there are a further 6 ample sized bedrooms with 2 bathroom/shower rooms and a separate WC. The current owners have created a most spacious principle suite on the second floor which has an abundance of storage, large en-suite and could easily be used as a self contained studio and offers flexibility for new owners. This is a most generous light filled room with sky lights galore and an original mullion window.



Outside, the grounds wrap around the property and offer privacy and plenty of space for families to enjoy mainly consisting of large lawned areas and patios. There are garden sheds and an original stone potting shed in the corner of the grounds.

Garden

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Driveway

5 Parking Spaces

Accessed via fully electric security gates with external keypads.

Double garage

2 Parking Spaces

Double garage suitable as workshop/studio with high voltage cable and ten integral plug sockets.



Agents note - the existing double garage has historic planning to convert into a large building with a ground floor workshop and mezzanine floor above. There is also scope to extend the plot for additional gardens and parking due to ownership of a parcel of land which belongs to The Old Rectory which is available.

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The Old rectory is set within the Lincombes Conservation Area, which is sought after for its peaceful ambiance and historic architecture and is only 400 yards from the beautiful blue flag Meadfoot Beach. It is also close to the South West Coastal path making access to the vantage point of Daddyhole Plain and local beaches very easy. At Meadfoot beach there is a waterside café and there are hotels in the immediate vicinity with sea facing dining terraces open to the public. A local bus runs in the vicinity and the full facilities of the town, marina and harbourside are within easy reach. The nearby village style community of Wellswood caters to everyday needs with excellent restaurants, pub and shops including delicatessen, French patisserie, post office, pharmacy, convenience stores, salons, pharmacy and Church. 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 international airport at Exeter provides a gateway to destinations further afield.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

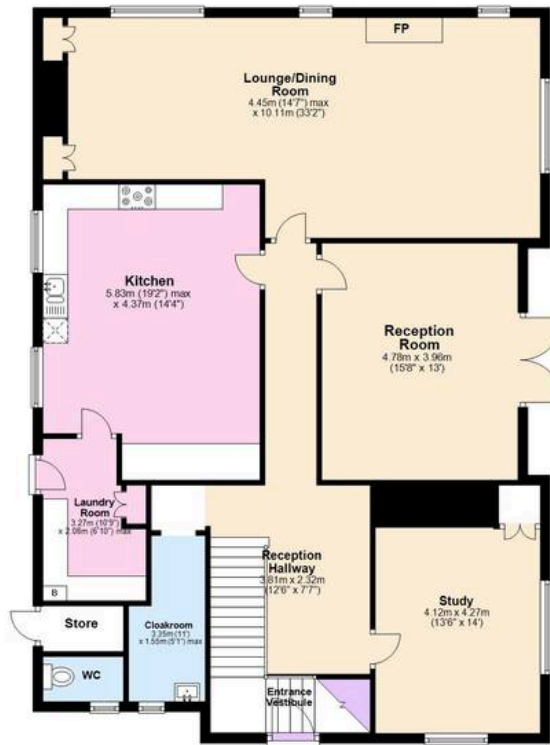




ABSOLUTE



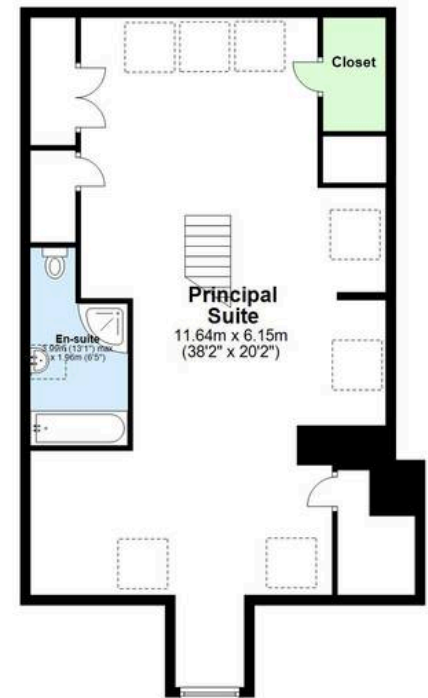
Ground Floor
Approx. 174.0 sq. metres (1872.8 sq. feet)



First Floor
Approx. 137.9 sq. metres (1484.7 sq. feet)



Second Floor
Approx. 86.3 sq. metres (928.8 sq. feet)



Total area: approx. 398.2 sq. metres (4286.3 sq. feet)

Approx.
Plan produced using PlanUp.





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