



ASHLADE, GREAT HILL ROAD, TORQUAY, TQ2 8JS

Pincombe's  
estate agents







**A SPACIOUS DETACHED HOUSE BOASTING AN ENVIABLE PANORAMA - OVERLOOKING FIELDS & OPEN COUNTRYSIDE TOWARDS DARTMOOR, AROUND TO THE COAST WITH VIEWS OF THE SEA, & OVER TO THE SPIRES OF ST MARYCHURCH IN THE DISTANCE**



**LOCATION**

Ashlade is a substantial detached family home tucked away on the outskirts of Torquay with adjoining countryside and green fields, but conveniently located for the parade of local shops situated within ½ a mile. The home is perfectly positioned with easy access to both Torquay and Newton Abbot and thereby an excellent range of facilities including the 2 Grammar Schools, Torbay Hospital, choice of large supermarkets, Leisure Centres and Newton Abbot mainline train station with regular services to Exeter and London Paddington. The Willows retail park is an easy 5-minute drive away, as is the South Devon expressway which offers a convenient road link to the A380 and the M5 motorway.

The area offers a vast choice of leisure pursuits – head to the coast to enjoy sailing, paddle-boarding, kayaking and coasteering, along with easy access to the south-west coastal path for scenic walks, there is also the rugged moorlands of the extensive Dartmoor National Park for hiking, climbing, and horse-riding. Beaches/coves local to the property are Maidencombe and Watcombe, with Brunel Woods and public bridleways to the nearby village of Dacombe providing relaxing walks.





### **ASHLADE, GREAT HILL ROAD**

The property offers adaptable accommodation which totals an impressive living area of 2644.1 sq. ft (245.6 sq.m), with all the principal rooms enjoying the benefit of the outstanding views. Arranged over 2 floors, the accommodation comprises:

**GROUND FLOOR – Porch, Cloakroom, 24’ Lounge opening onto the garden terrace, Sitting Room with lift to first floor, 18’ Garden Room with beautiful country views and opening directly onto the garden terrace, triple aspect Dining Room, Kitchen, Utility and Conservatory.**

**FIRST FLOOR - Master Bedroom with En-suite Dressing Room and En-suite Bathroom, walk-through Dressing Area, Bedroom 2 with triple aspect, Bedroom 3 opening to a Balcony, Bedroom 4 with a double aspect, Bedroom 5 with lift access to ground floor, and a family Bathroom.**

**OUTSIDE - To the front there is an extensive forecourt providing parking for multiple vehicles, plus a motorhome, and this leads to the double Garage with 2 separate electric doors. The gardens surrounding the property are level and comprise of good size lawns and a wide paved garden terrace, all enjoying the beautiful countryside and coastal views.**



## The Accommodation Comprises:

### GROUND FLOOR

**COVERED ENTRANCE** Wooden front door with obscure glazed panels to either side into:

**PORCH** Obscure glazed window to rear. Covered ceiling. Personal door to the double Garage. Door into:

**HALLWAY** Coved ceiling. Dado rail. Built-in cupboard with shelving and light.

**CLOAKROOM** Fully tiled walls. Low level W.C. Pedestal wash basin. Tiled floor. Coved ceiling. Radiator. Obscure glazed window to side.

**LOUNGE 24'10" x 13'1" (7.56m x 4.0m)** Stairs rise to the first floor accommodation and feature wooden panelling under, which incorporates a storage cupboard. Coved ceiling. 2 x Radiators. Wooden fireplace surround with tiled hearth, inset and coal effect gas fire. T.V. aerial point. Aluminium sliding doors leading out onto the garden terrace enjoying beautiful sweeping views over the surrounding countryside across fields, with the sea in the distance. Internal window to Garden room. Door into:

**DINING ROOM 12'2" x 10'6" (3.70m x 3.20m)** Aluminium windows to 3 sides with stunning views over the adjoining fields and out towards Dartmoor, then across the valley and out to sea. Coved ceiling. Radiator. Door to Kitchen.





**SITTING ROOM 18'6" x 12' (5.88m x 3.66m)** 2 x Aluminium double glazed windows to side, enjoying a lovely outlook towards Dartmoor. Aluminium double glazed window with views over adjoining fields and countryside. Featuring an internal lift with enclosed glazed panels rising to the first floor. Radiator. Coved ceiling. Wooden fireplace surround with matching inset, hearth and fitted gas fire. Double doors opening into:

**GARDEN ROOM 18'2" x 17'4" (5.55m x 5.28m)** A tranquil room to sit and appreciate the extensive views over the surrounding fields and valleys, out to Haytor on Dartmoor across to Marldon and the sea. Aluminium windows. Tiled floor. Tiled wall. Radiator. Aluminium door leading to the rear garden.

**KITCHEN 12'2" x 11'5" (3.70m x 3.48m)** 'L' shaped worksurface with range of wooden effect storage units. Inset 1.5 bowl stainless steel sink, drainer unit. Siemens 4-burner gas hob with stainless steel splashback and extractor hood over. Siemens microwave and built-in Belling oven, with storage above and below. Integrated dishwasher. Tiled floor. Fitted larder/pantry. Tiled walls. Door into:

**UTILITY** Cupboard housing the fuses. Wall mounted Worcester gas boiler. Tiled floor. Worksurface with inset stainless steel sink, drainer unit. Storage cupboards. Tiled wall. Space and plumbing for washing machine. Space for fridge/freezer. Door to:

**CONSERVATORY 16'5" x 7'1" (5.01m x 2.15m)** Windows and sliding patio doors out to the garden. Tiled floor. Underhouse storage. Built-in cupboard. Power, and light.





**Half height wooden panelling and wooden staircase with spindles and balustrade rising to:**

**HALF LANDING** Double glazed window to side overlooking the garden and fields beyond. Step upto:

**WALK-IN DRESSING AREA** Window to front overlooking the garden and window to rear with views to the garden and beyond to valleys and Dartmoor. Radiator. Vanity worktop and 2 x built-in cupboards to either side with hanging rail and storage. Through to:

**MASTER BEDROOM 18'4" x 12'11" (5.58m x 3.93m)** Double glazed picture window to rear enjoying views out across the open countryside and valley towards Dartmoor. Radiator. T.V. aerial point. Telephone point.

**EN-SUITE DRESSING ROOM** With built-in wardrobes to either side, providing ample storage space. Vanity worktop. Radiator. Hatch to roof space. Inset spotlights. Double glazed window to front overlooking the garden.

**EN-SUITE BATHROOM** Panelled bath with shower attachment. Separate walk-in fully tiled cubicle with rainfall shower head and glazed door. Vanity unit with inset wash basin and cupboards beneath. Low level W.C. Radiator. Tiled floor. Tiled walls. Obscure glazed window to front.

**FIRST FLOOR LANDING** Coved ceiling. Built-in airing cupboard housing the lagged cylinder with slatted shelving. Radiator.



**COUNTRYSIDE VIEWS FROM THE BALCONY**





**BEDROOM 2 17'5" x 13'1" (5.31m x 4.00m)** Aluminium double glazed windows enjoying a triple aspect over the surrounding countryside to Dartmoor, across to the top of Marldon and sea views as far as Berry Head. Coved ceiling. Vanity unit with inset wash basin, light shaver point and storage beneath. Built-in wardrobe with hanging rail and storage space.

**BEDROOM 3 12'2" x 11'2" (3.70m x 3.40m)** Aluminium double glazed window to front overlooking the garden. Vanity unit with inset wash basin, light/shaver point and cupboards under. Coved ceiling. Radiator. Aluminium door opening to: **BALCONY** Composite deck floor with wrought iron rail surround. Sweeping views over the countryside towards Haytor in one direction and in the other direction sea views and across to St Marychurch and the golf course.

**BEDROOM 4 15'1" x 11'3" (4.60m x 3.43m)** Enjoying a dual aspect to the rear and side with views towards Dartmoor and Marldon. Coved ceiling. Vanity unit with inset wash basin, splashback, and storage under. Radiator.

**BEDROOM 5 12'3" x 7'1" (3.73m x 2.15m)** Double glazed window to rear overlooking the garden and beyond towards Dartmoor in the distance. Radiator. Coved ceiling. Internal lift with glazed door.

**BATHROOM** Panelled bath with tiled surround, shower and folding glazed screen. Pedestal wash basin. Low level W.C. Tiled walls. Coved ceiling. Radiator. Access to roof space. Obscure glazed window to front.





## GROUNDS

**PARKING & GARAGING** The property is approached via a driveway/forecourt providing parking for multiple vehicles, along with a motorhome or boat. The driveway leads to:

**DOUBLE GARAGE** 2 Electric garage doors. Light and power. Tiled floor. Door to rear garden. 2 x Windows overlooking the rear garden.

**FRONT GARDENS** The gardens to the front comprise of raised borders to either side of the forecourt, these are planted with a variety of mature shrubs and trees. There is an attractive central border with fan palms, dwarf hedging and topiary. A tiled pathway and wooden gate allow access to the side and garden terrace.

**SIDE & REAR GARDENS** To the side of the property, a wide garden terrace enjoys a sunny aspect and overlooks the lawn with surrounding sweeping countryside and moorland views. With ample space for garden furniture, the terrace is an ideal spot for alfresco entertaining or a place simply to relax and appreciate the peaceful ambience. External power. From the garden terrace, 5 steps descend to a good size, level lawned garden which is enclosed by a large variety of established plants, hedging, and trees. A pathway bordered with hedging leads from the side garden to the rear, where there is a paved garden surrounded by whitewashed wall and privacy screen, hardstanding, greenhouse and adjoining lawned garden with raised planted borders.

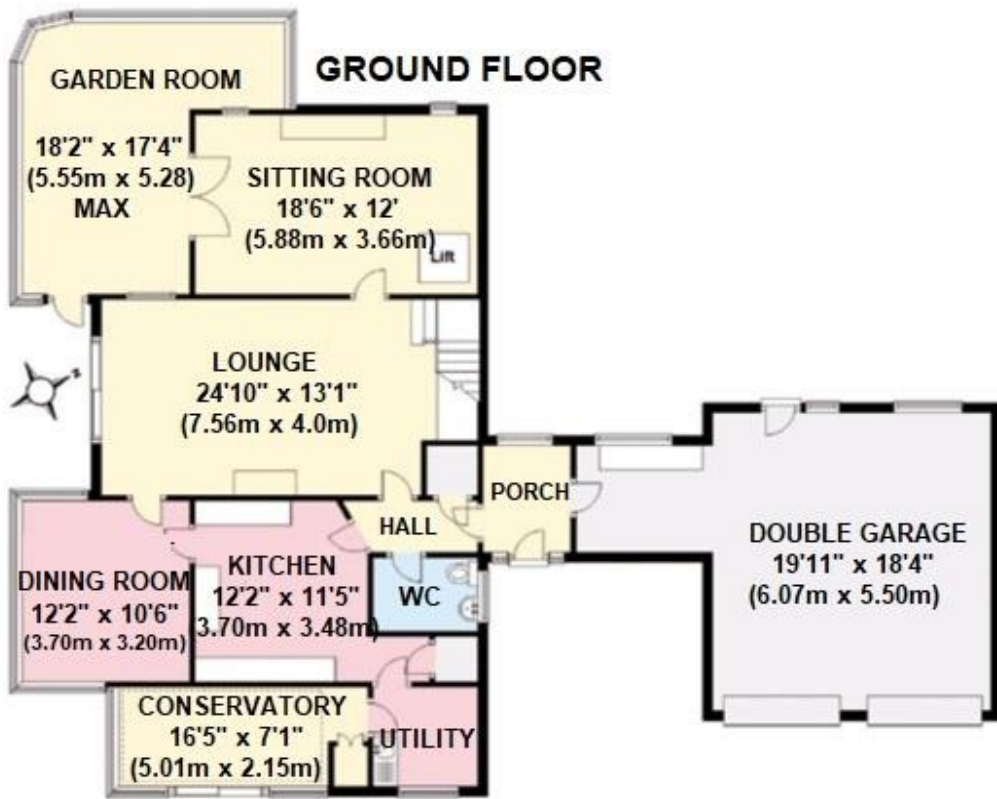






**VIEWING HIGHLY RECOMMENDED**





Approximate internal floor area:  
2644.1 sq. ft (245.6 sq.m)



ADDITIONAL INFORMATION

**TENURE** – Freehold  
**COUNCIL TAX** – F (Torbay Council)  
 ALL MAINS SERVICES ARE CONNECTED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		