



LITTLE ST RAPHAELS, HIGHER LINCOMBE ROAD,  
TORQUAY, TQ1 2EY

Pincombe's  
estate agents



### **A HANDSOME DETACHED EDWARDIAN HOUSE WITH SEVERAL SUN TERRACES & VIEWS TOWARDS THE SEA – SUPERBLY PRESENTED & MAINTAINED**

**Boasting a tranquil position within The Lincombes area of Torquay with woodland footpaths to the beach close at hand, Little St Raphael is tucked away, yet convenient for Torquay harbourside with its choice of shops, Michelin star restaurant and waterside dining situated approximately 1 mile distant. Also within easy reach is the popular beach at Meadfoot, access to the southwest coastal path, open greenspace at Ilsham Valley and the vibrant shopping parade in Ilsham Road, Wellswood.**

**The home is beautifully presented both internally and externally, the current Vendors having a superb eye for detail. With bespoke blinds throughout, handmade wooden kitchen units and modern lighting systems creating the ideal ambience, an early appointment to view is highly recommended. The accommodation is presented over 2 floors comprising GROUND FLOOR: Entrance Lobby, Cloakroom, Living room with Minster style fireplace, Open plan fitted Kitchen/Dining room with bespoke units and access directly onto the decked terrace, Inner Lobby. FIRST FLOOR: Landing with access to a Sun Deck overlooking the garden, 3 Bedrooms (2 with views to the sea) and a fabulous 2-tier fully tiled Shower room. Outside, there is ample Parking to the front with a resin and gravel forecourt providing space for several cars, as well as there being a Garage incorporating a Utility area. The side garden has a Mediterranean feel with established leafy plants bordering a flagstone patio leading to the rear garden, where there is an enclosed lawn and composite decked terrace with plenty of space for garden furniture to entertain and dine al-fresco. The property also benefits from a large Roof Terrace which benefits from a sunny aspect and is the perfect place to relax and appreciate the peaceful location, whilst enjoying lovely views across the neighbouring tree lined roads and out towards the sea.**



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**The Accommodation Comprises:**

**GROUND FLOOR** Front door with decorative leaded light inset and frosted side panel into:

**ENTRANCE LOBBY** UPVC double glazed window to side. Coved ceiling. Tiled floor with underfloor heating.

**CLOAKROOM** Low level W.C. Wall mounted gloss vanity unit with inset wash basin and storage cupboard beneath. Part tiled walls. Tiled floor with underfloor heating. Coved ceiling. UPVC obscure glazed window.

**LIVING ROOM 12' 10" x 12' 2" (3.91m x 3.71m)** A lovely welcoming room enjoying a dual aspect with views across the area to the sea.

UPVC double glazed box bay window and built-in window seat with storage, overlooking the garden. UPVC double glazed window enjoying a pleasant outlook across the tree lined neighbourhood, with views to the sea. Wooden floor. Minster style fireplace on a raised plinth with inset woodburner and stainless-steel flue. Alcove with built-in storage cupboard and fitted shelving. T.V. aerial point. Picture rail. Coved ceiling and ceiling rose. Radiator.

**OPEN PLAN KITCHEN/DINING ROOM** An open plan space with a comfortable Dining area leading through to a fitted Kitchen with handmade wooden units, a perfect combination of a room which is both functional and relaxing.



**DINING ROOM 18' 4" x 9' 10" (5.59m x 3m)** Built-in storage cupboard housing the consumer unit. Stairs rising to first floor accommodation. 2 x Display niches. Radiator. Coved ceiling. Picture rail. Inset spotlights. Wooden floor. UPVC door opening out to the garden and decked terrace. Door to inner lobby. Through to:

**KITCHEN 11' 6" x 9' 10" (3.51m x 3m)** Corian worktops and matching upstands, inset Astine belfast style sink and range of wooden handmade kitchen units with cupboards and drawers beneath. Matching eye-level units and fitted wine rack. 2 x Built-in larder cupboards providing ample storage space. Central island unit with Corian worktop and storage under, including pull-out wicker baskets. Tiled alcove with a 6-burner Rangemaster cooker and extractor hood over. Plumbing and space for dishwasher. Space for fridge/freezer. Tiled splashbacks. Coved ceiling. Picture rail. Wooden floor. UPVC double glazed window with views across the surrounding area to the sea.

**INNER LOBBY** UPVC double glazed high level window. Steps down to **GARAGE/UTILITY AREA**.

**HALF LANDING** UPVC double glazed window overlooking the garden. Radiator. Double glazed door opening onto:

**SUN DECK** Composite decking with glazed panels, enjoying a sunny aspect, with views over the garden.



## FIRST FLOOR LANDING

**BEDROOM 1 12' 10" x 12' 2" (3.91m x 3.71m)** A dual aspect room with UPVC double glazed windows overlooking the garden and enjoying views of the surrounding tree lined roads to the sea. Radiator. Picture rail.

**BEDROOM 2 11' 2" x 9' 10" (3.4m x 3m)** A dual aspect room with UPVC double glazed window overlooking the sun deck and UPVC double glazed window with views across the area to the sea. Whitewashed natural floorboards. Display alcove. Radiator. Picture rail.

**BEDROOM 3 9' 10" x 8' 10" (3m x 2.69m)** UPVC double glazed window overlooking the garden. Hatch to roof space. Picture rail. Feature cast iron fireplace with grate and wooden mantel over.

**SHOWER ROOM** Fully tiled walk-in shower area with rainfall head and glazed screen. Worksurface with countertop wash basin and vanity unit beneath with storage. Fitted mirror. 2 Steps with inset lighting to toilet area with low level W.C. and extractor fan. Inset spotlights. Heated towel rail. Fully tiled walls. UPVC obscure glazed window. Tiled floor with underfloor heating.





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**OUTSIDE** To the front of the property there is a resin forecourt and gravelled area providing **OFF ROAD PARKING** for several vehicles. This is surrounded by raised borders and established shrubs screening the area from the street. To the side, a wooden fence and personal gate lead through to a sheltered flagstone patio with ample space for garden furniture, water feature and attractive raised borders planted with a variety of Mediterranean style shrubs including an impressive 80+ year old Palm. This leads to a level lawned garden at the rear, enclosed by cream walls incorporating a bench seating area and slate borders. Outdoor shower. External power and light. **DECKED TERRACE** comprising of composite boards with inset lighting. External power. Space for garden furniture. Raised tile topped borders with palm trees. Steps down to part covered STORAGE AREA with water tap, and personal door to the Garage/Utility area. From the terrace, a staircase with posts and rope handrail rises to:

**LARGE ROOF TERRACE** (re-fitted within the last 3 years) A wonderful space to relax and take in the sea views, whilst enjoying the sunny aspect and peaceful ambience of the area. Glazed panels.

**GARAGE/UTILITY** Electric door. Power and light. UPVC personal door and adjoining window to the garden and terraces. UPVC double glazed window. Space and plumbing for washing machine. Space for tumble dryer and fridge. Wall mounted Worcester gas boiler. Controls/switches for external lighting.

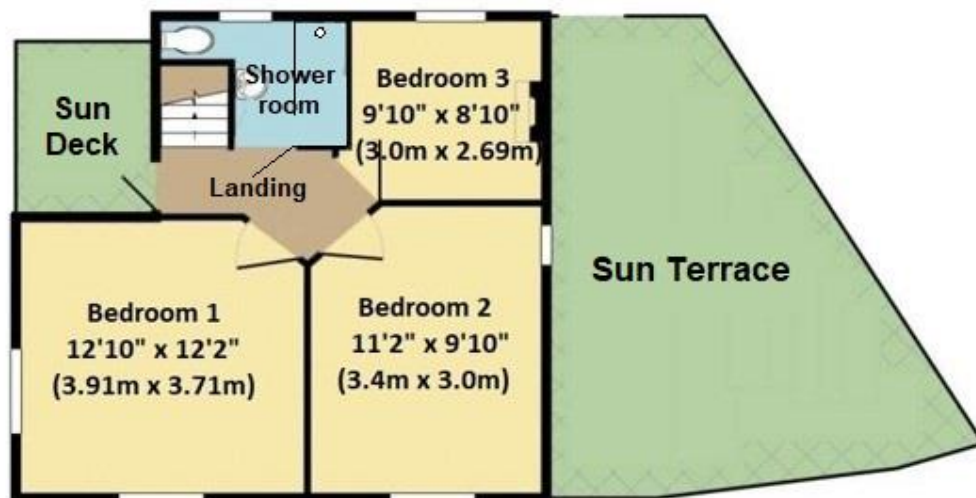




**GROUND FLOOR**



**FIRST FLOOR**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**ADDITIONAL INFORMATION**

**TENURE** – Freehold  
**COUNCIL TAX** – Band E