



SPINNEY MOUNT MIDDLE WARBERRY ROAD, WELLSWOOD,
TORQUAY, TQ1 1RN

Pincombe's
estate agents



We are delighted to bring to market, this spacious detached residence with far reaching bay views, presenting the perfect opportunity for applicants seeking an individual family home in a superb location close to the coast – VIEWING HIGHLY RECOMMENDED

The current Vendor has carried out a comprehensive refurbishment and improvement programme, updating and enhancing the accommodation to provide comfortable and flexible living. These works include re-fitted Kitchen, Utility room, Laundry room and Bathrooms, extension of the driveway, landscaping of the south facing gardens and the installation of an enclosed swimming pool.

The accommodation is arranged over 3 levels totalling 3198.6 sq.ft (297.2 sq.m) of living space, with the rooms to the rear of the property enjoying a beautiful vista to the sea and beyond to the hills in the distance. GROUND FLOOR: Hallway with lift to first floor, Lounge with balcony, Dining room, 21' Kitchen/Breakfast room with balcony, Utility and Laundry Room. FIRST FLOOR: 4 Bedrooms (master with an En-suite Bathroom and Dressing area) and a family Bathroom. GARDEN LEVEL which could provide separate self-contained accommodation if required: Living Room with access directly to the south facing Terrace, Kitchen, Bedroom 5 with an En-Suite Dressing room, Shower room, Cloakroom and useful 10' Storeroom. OUTSIDE: There is ample parking, including space for a camper/motorhome to the front along with a Garage, and a courtyard which is enclosed and private. The stunning landscaped gardens to the sides and rear enjoy a south facing aspect and comprise of natural garden areas with established borders and wide lawned terraces, including a paved terrace housing the heated swimming pool which is covered by a glazed structure enabling the Vendors to enjoy year-round use. The spectacular curved porcelain terrace adjoining the property and elevated above the gardens is the ideal place to appreciate the tranquil views, and offers ample space for outdoor dining, entertaining and relaxing.



LOCATION – Spinney Mount is tucked away off Middle Warberry Road, perfectly situated for the local shops and eateries at Ilsham Road Wellswood, and also the natural greenspaces at Ilsham Park and Stoodley Knowle Meadow, for enjoyable walks. The local beaches are at Meadfoot and Ansteys Cove, and there is easy access to the renowned Southwest coastal path, a fabulous way to take in the beauty of the bay. Torquay harbourside/marina is just a few minutes away, and offers lovely waterfront restaurants, a variety of year-round leisure activities, shops, and the adjoining sea front promenade.

For travelling and commuting, Torquay station is located just off the sea front with regular services to major hubs including London Paddington, and the South Devon bypass from Torquay provides direct access to the A380/M5, from where Exeter and Bristol Airports can be easily reached providing national and international flights.

The Accommodation Comprises:

GROUND FLOOR

Traditional style wooden door opening into:

PORCH Wooden door with obscure glazed leaded light inset opening to:

HALLWAY Display shelving. Staircases to upper and garden level accommodation. Radiator. Deep recess with lift.

LOUNGE 21'6" x 13'11" (6.55m x 4.24m) Enjoying a dual aspect with UPVC Georgian style window to side and UPVC Georgian style sliding doors opening onto a **BALCONY** with beautiful views across the rear gardens and beyond to the sea and hills in the distance. 2 x Radiators. Minster style fireplace. Fitted cupboard with shelving. Range of built-in cupboards and shelving. UPVC Georgian style window to front. Cornicing.

DINING ROOM 17'1" x 13'1" (5.22m x 4.25m) UPVC double glazed box bay window enjoying a tranquil panorama over the gardens at the rear and out to sea. Cornicing. Radiator. Built-in cupboards and drawer incorporating a servery to Kitchen.

KITCHEN/BREAKFAST ROOM 21'10" x 13'10" (6.66m x 4.23m) Spacious and open plan with lovely views, the Kitchen/Breakfast room provides the perfect combination of being functional and relaxing. Wooden butcher block worktops with a comprehensive range of Shaker style units beneath including wide pan drawers and curved corner cupboards. Inset stainless steel one



and a half bowl sink, drainer unit. Range of eye-level Shaker style units, incorporating display cupboards with glass doors. Fully tiled recess with Rangemaster cooker. Extractor hood. Dishwasher. American fridge/freezer. Inset spotlights. Cornicing. Inset spotlights. Central island unit with granite worktop and storage beneath featuring curved corner cupboards. Built-in cupboard and drawer incorporating a servery through to the Dining Room. 2 x UPVC Georgian style windows to side overlooking the garden. Door to: **WALK-IN PANTRY** with power, light, fitted shelving, part tiled walls, inset spotlights and UPVC obscure glazed windows to front.

UPVC Georgian style glazed double opening doors onto **BALCONY** with wrought iron railings and space for bistro table. Stunning views across the south facing gardens to the sea, and hills in the distance.

CLOAKROOM/UTILITY Wooden butcher block worktop with inset Belfast sink and storage beneath. Wall mounted Baxi boiler. Part tiled walls. Worktop with double cupboards below and above. Inset spotlights. Low level W.C. Obscure glazed window to front.

LAUNDRY ROOM Wooden worktop with space for tumble dryer and washing machine beneath. Wooden panelling to dado height. Feature exposed stone wall with door to front. UPVC double glazed windows to 2 sides with a pleasant outlook over the rear gardens. UPVC door to garden.



FIRST FLOOR LANDING 2 x UPVC double glazed Georgian style windows to front. Recess for lift with wooden panelling to dado height. UPVC obscure glazed Georgian style window to front. Hatch to roof space.

MASTER BEDROOM 13'11" x 13'9" (4.24m x 4.19m) Dual aspect. UPVC Georgian style window to side overlooking the garden. UPVC Georgian style window with views over the garden and beyond to the sea. Radiator. Picture rail. Door into:

EN-SUITE DRESSING ROOM AND BATHROOM

Comprehensive range of built-in cupboards with hanging and shelving. Oasis deep walk-in bath. Surface mounted wash basin on wooden worktop with storage drawers under. Fully tiled walk-in cubicle with rainfall shower head and glazed door. Raised W.C. Radiator. 3 x UPVC obscure glazed Georgian style windows to front. Inset spotlights. Heated towel rail.

BEDROOM 2 13'11" x 13'9" (4.25m x 4.20m) UPVC double glazed box bay window overlooking the gardens and grounds, with views to the sea and hills beyond. Deep window seat with storage beneath. Picture rail. Built-in wardrobe. Radiator.

BEDROOM 3 12'2" x 10'2" (3.70m x 3.11m) UPVC double glazed Georgian style window to rear overlooking the gardens and out to the sea. Radiator. Built-in wardrobes.

BATHROOM Freestanding roll top bath and freestanding mixer tap/shower. Fully tiled corner cubicle with shower and sliding doors. Surface mounted wash



basin in worktop with 2 drawers under. Raised W.C. Inset spotlights. 2 x Heated towel rails. UPVC obscure glazed Georgian style window to side.

BEDROOM 4 12'11" x 10'6" (3.93m x 3.20m) UPVC double glazed Georgian style windows to front and side. Radiator. Picture rail. Range of built-in shelving and drawers to 2 sides.

GARDEN LEVEL

HALLWAY Understairs cupboard housing the gas meter. Built-in storage cupboard with radiator. Radiator. Door to:

STORE ROOM Power, light and radiator.

LIVING ROOM 13'5" x 12'4" (4.10m x 3.77m) Featuring 3 x arched UPVC double glazed Georgian style windows overlooking the rear gardens. 2 x Radiators. UPVC door opening out onto the rear gardens and terrace.

KITCHEN 13'5" x 7'2" (4.10m x 2.19m) Wooden butcher block worktops with range of units beneath. Inset Belfast sink. Matching eye-level units and a cupboard housing the Worcester gas boiler. Limestone tiled floor. Glass block internal window. Washing machine and tumble dryer. Fitted Smeg oven and hob with extractor fan over. Radiator. Exposed whitewashed wall to one side. 2 x UPVC Georgian style windows to rear overlooking the south facing terrace and gardens.



SHOWER ROOM Fully tiled walk-in cubicle with rainfall head and glazed folding door. Wall mounted wash basin. Heated towel rail. Extractor fan. Inset spotlights. Tiled walls. Tiled floor.

CLOAKROOM Low level W.C. Wooden panelling to dado rail. UPVC double glazed window to rear.

BEDROOM 5 13' x 12'4" (3.96m x 3.77m) UPVC double glazed Georgian style windows to rear overlooking the gardens and beyond to the sea and hills in the distance. Radiator. Door to:

EN-SUITE DRESSING ROOM Inset spotlights. Radiator.

OUTSIDE

FRONT There is off road **PARKING** for cars and a motorhome and also an adjoining **GARAGE**. 2 x Stone pillars with double wooden opening gates lead into a courtyard with bin storage and personal access to the Garage.

REAR GARDENS/GROUNDS The south facing rear gardens are extensive and presented on wide terraces surrounded by established shrubs, trees and hedging. The gardens are designed to provide a variety of spaces for entertaining, relaxation and enjoyment of this lovely outdoor space.

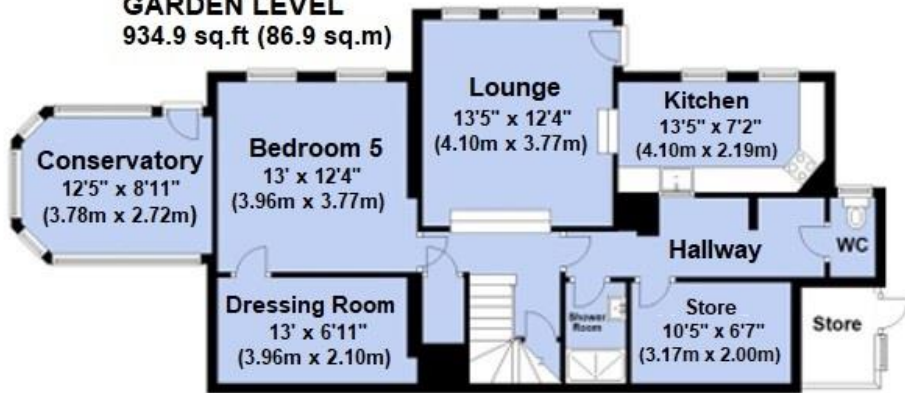
LARGE CURVED SOUTH FACING TERRACE featuring raised stone planters and surrounding wrought iron railings with ample space for several pieces of garden furniture, tables, and chairs, an ideal spot for al fresco



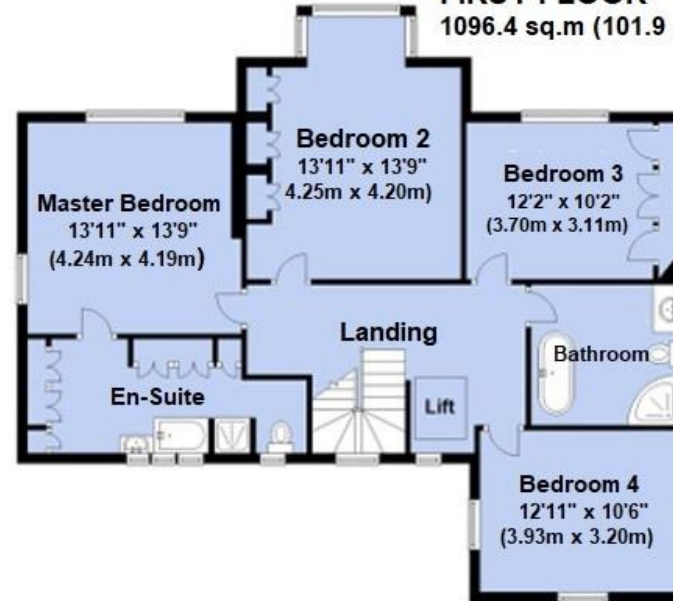
dining and entertaining with a wonderful view across the garden and beyond to the sea. Steps and a gate lead around to the side of the property to a **DECKED TERRACE** and garden with access to the main house via the Utility. A wide porcelain staircase and handrail descends from the curved terrace to the various garden levels comprising mostly of lawns and surrounding borders, along with natural garden areas with bark chippings, naturally fed wildlife pond and secluded corners to enjoy. One level is home to a large paved terrace and **ENCLOSED HEATED SWIMMING POOL** featuring a glazed arched surround with sliding side panels and doors to ensure the pool can be used all year round, if desired. The 1.2m depth pool is heated via an air source pump and has the advantage of a remote control insulated cover, automated cleaning equipment and adjustable current machine. Separate **PUMP ROOM**. There is also a large **GARDEN SHED/STORE** and **CONSERVATORY 12'5" x 8'11" (3.78m x 2.72m)** with UPVC windows overlooking the gardens and grounds.



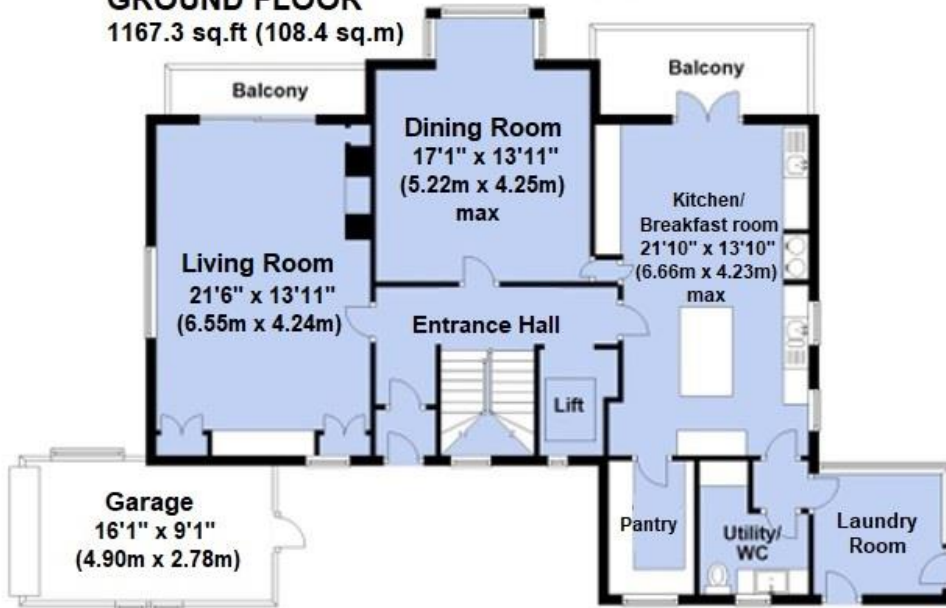
GARDEN LEVEL
934.9 sq.ft (86.9 sq.m)



FIRST FLOOR
1096.4 sq.m (101.9 sq m)



GROUND FLOOR
1167.3 sq.ft (108.4 sq.m)



APPROXIMATE TOTAL LIVING AREA: 3198.6 sq.ft (297.2 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		