



Cary Lodge



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20 The Terrace, Torquay, Devon, TQ1 1BN

Newton Abbot 7 miles Exeter 23 miles Totnes 9 Miles

A charming and characterful Grade II listed Georgian residence conveniently situated a short distance from the Harbour and a wealth of local amenities and transport links.

- Handsome Georgian Residence
- Beautiful Garden
- Period Features
- Close Proximity to Harbour
- Sea Views
- Grade II Listed
- Council Tax Band E
- Freehold

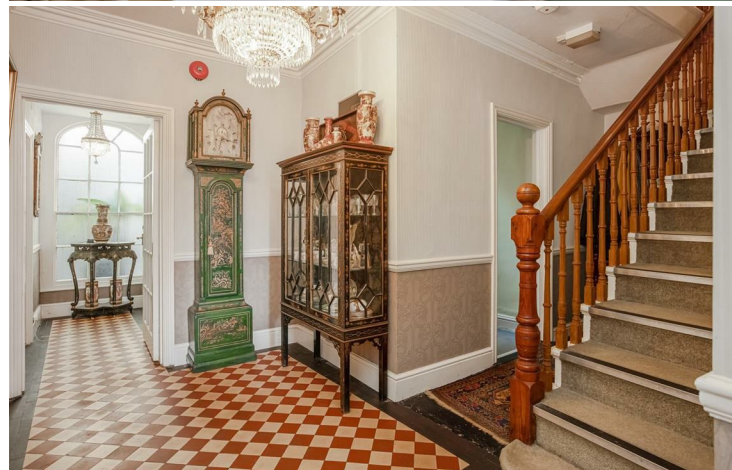
Guide Price £525,000

SITUATION AND DESCRIPTION

Cary Lodge is a charming and characterful Georgian residence conveniently situated a short distance from the Harbour and a wealth of local amenities and transport links. Nestled in a secluded spot and sheltered by stone walls with high Laurel and bay hedging this property is easily missed but not forgotten. The beautiful and level front garden provides an oasis of green with flashes of colour from the mature shrubs and flowers providing a welcome sanctuary with different areas for quiet enjoyment. The property retains many of the original features associated with a home of this age and style including open fires, sash windows and stripped wooden floors whilst allowing for modern living comforts. Located perfectly to enjoy all that Torquay has to offer and is within a few minutes walk of the fantastic restaurants and bars surrounding the vibrant harbour.

Torquay is the 'jewel in the crown' of The English Riviera, offering a wonderful quality of life for its residents. Whether you choose to relax on one of the nine beaches within the bay, some beautiful and secluded, or sail from the international deep water marina situated in the busy harbour where numerous events take place throughout the year. Torquay offers a mild climate and a comprehensive range of shopping, eating and educational facilities.

Torquay is an ideal base for exploring the local area thanks to the South Devon Highway. Dartmouth, Totnes, Exeter and Plymouth are all within easy reach as well as the rugged hills and Tors of Dartmoor. The bay has mainline railway links to London Paddington via Newton Abbot. Regional airports at both Exeter and Bristol mean the whole country and the continent beyond are within easy reach.



ACCOMMODATION

The property is accessed via a covered front door framed by the pillared balcony leading into the entrance hall with decorative tiled flooring, stairs to the first floor and doors lead to all rooms and inner lobby allowing access to the WC. The sitting room enjoys large sash windows overlooking the front garden and flooding the space with natural light. A focal point being the open fireplace with tiled hearth and surround and original marble mantle above. The dining room boasts a bay window again taking in views of the garden and beyond towards the Harbour. Original features include the open fireplace with marble mantle and stripped wooden floors with connecting door to the kitchen/breakfast room. The kitchen benefits from a modern fitted kitchen with ample storage and worktop space, double glazed windows overlooking the rear courtyard, spaces for range style conventional oven, American fridge freezer and Everhot range oven. From the kitchen a door leads to the rear lobby, utility room and downstairs bathroom with access to the rear courtyard. Also on the ground floor another reception room currently used as a double bedroom with parquet flooring access to a shower room and storage room. To the first floor a large landing gives access to all rooms including French doors opening onto the balcony which stretches the full width of the property. Bedroom one is a comfortable double room with high ceilings typical of the period and views over the Harbour and beyond out to Sea. Bedroom two is another double with similar character features and views out to Sea. Bedroom three is a double room with double glazed windows overlooking the rear courtyard. Bedroom four is a single room with interconnecting door to what could be a further bedroom or study with Double glazed door to a raised walkway and rear access to Braddons Hill Road West. You will also find a modern fitted family bathroom and separate WC on the first floor.

OUTSIDE

Approached via double wooden gates which open to the beautiful level gardens, awash with colour courtesy of the established borders enclosed on all sides by natural stone walls with laurel and bay hedging providing a good degree of privacy and seclusion. The garden has a sunny aspect ideal for anyone who likes to be outside and garden or entertain.

SERVICES

Mains water, drainage, gas and electricity. Mobile Networks available are Standard and Ultrafast Broadband supplied by Virgin Media and Openreach. Mobile networks available are EE, O2, Vodafone and Three.

VIEWINGS

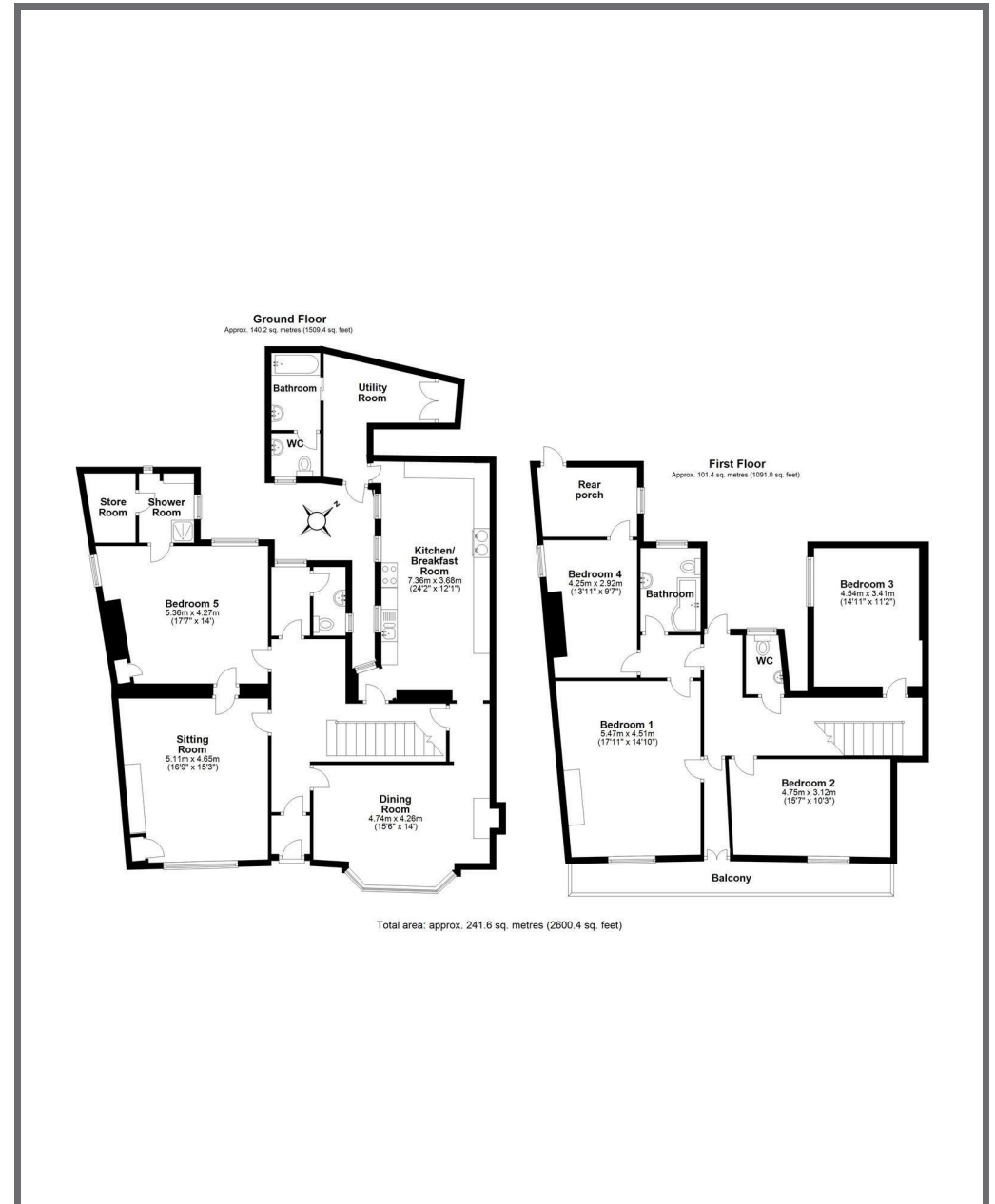
Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags office and by car (NB: there are a number of quicker ways to walk from to the harbour/Marina and town centre restaurants), proceed along the Strand to the clock tower known as the Mallock Memorial. Turn left at the island and proceed up Torwood Street. Take the first left at the lights into the Terrace and first right into Montpellier Road. Continue almost to the end where the property can be accessed via the public steps opposite the Church.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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