



8, Danby Heights Close



8, Danby Heights Close

Torquay, Devon TQ1 2HR

Dartmouth 11 miles Exeter 23 miles Totnes 8 miles

A contemporary home set above Meadfoot Beach and surrounded by ever-changing woodland, providing spacious accommodation, terraces with stunning sea views, a large garage, and off-road parking.

- Three or Four Double Bedrooms
- Sleek and Contemporary Design
- Expansive Room Sizes Throughout
- Large Principal Bedroom with Ensuite
- Balcony With Views Towards Meadfoot
- Terrace & Large Patio with Sea Views
- Spacious Garage & Driveway
- Estate Charge £195/pa
- Freehold
- Council Tax Band E

Guide Price £575,000

SITUATION & DESCRIPTION

This three or four double bedroom home offers a contemporary style with generous proportions throughout, balcony and garden with exquisite sea and woodland views, and convenient driveway and garage parking. The property comprises briefly of two double bedrooms plus a family bathroom on the garden level; a lavish principal bedroom with dressing area and ensuite on the ground level; and on the first floor a large sitting room with balcony overlooking the sea, separate kitchen with dining area, a third reception room (usable as a fourth bedroom, study, or dining room), and a WC.

Danby Heights is an exclusive development quietly located in a beautifully leafy area, within easy reach of the amenities in Wellswood village, as well as the restaurants, cafes, and bars of the bustling Torquay harbourside. Set in an elevated position above Meadfoot Beach - once Agatha Christies' favourite place to swim - a lovely wooded walk from the property leads to the blue flag awarded beach.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.



ACCOMMODATION

An impressive entrance hallway with cloaks and storage cupboard welcome you into the ground floor of this three-storey home. On the first floor is a stylish south-facing sitting room with patio doors showcasing the stunning view over the Bay. Wood panelling on both sides of the room pulls in the natural surroundings to the room while also hiding useful storage cupboards on one side of the room, and shelving with recessed above provides a wonderful place to showcase books/objects and bring colour into the room. Down the hall is a spacious kitchen/diner with skylight to ensure the kitchen is as well-lit as the garden side of the house. The kitchen comprises of a mix of grey and white gloss kitchen cupboards, display shelves, an integrated fridge/freezer, eye-level double ovens, induction hob with stainless steel extractor over, kitchen island with storage, integrated dishwasher, sink and drainer with chrome tap over, and space for a washing machine/dryer. By the dining area, which has space for a large table and chairs if desired, are four large windows looking across to the greenery above the private road. Beside the kitchen is a double room, well-suited to many uses, i.e. as a dining room, fourth bedroom, or an office with natural morning light cascading in through three large windows. For convenience while entertaining, this level also houses a well-presented WC with basin. Two large cupboards on the first floor landing provide excellent storage or utility spaces if desired.

Back on the ground floor an exceptional bedroom with enviable sea views, walk in wardrobe, and shower room ensuite forms the principal suite. Neutrally decorated with panelling on the walls, patio doors opening to glass balustrade, and an impressive amount of floorspace provides the feeling of luxury in this room above the treetops. The modern shower room ensuite is tiled throughout and comprises of a double length shower cubicle with glass screen, Jack & Jill sinks with storage underneath, a recessed shelf and lighting within, WC with hidden cistern, and a lighted mirror above the sink. Steps down to the garden level lead to two generous and tastefully decorated double bedrooms, flooded with afternoon sunlight through patio doors in each bedroom. On this level is a family bathroom tiled throughout for ease of maintenance, with the tiles following up the bathtub for a modern aesthetic.

OUTSIDE

A neat brick-paved driveway fronts the property, and a panelled up-and-over garage door opens to a larger-than-average single garage with space to the rear to install a utility room if desired. From the living room, patio doors open to a balcony with wood cladding to either side, creating an aesthetic in keeping with the natural surroundings, and stunning views over the treetops towards the bay at Meadfoot. From the lower level of the home a delightfully low-maintenance south-facing terrace and large patio space are accessible, ideal for enjoying your stunning surroundings.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard Broadband supplied by Openreach available in the area. Mobile Networks available are EE, O2, Vodafone and Three.

VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From The Clock Tower by Torquay Harbour drive up Torwood Street and follow the A379 as it becomes Babbacombe Road. Turn right onto Lincombe Hill Road, straight over the junction onto Lincombe Drive. Follow Lincombe Drive for 0.6 miles and Danby Heights Close will be on your right hand side.



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.



Approximate Gross Internal Area = 148.9 sq m / 1603 sq ft
(Excluding Garage)

Lower Ground Floor Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1038252)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6 Vaughan Parade, Torquay,
TQ2 5EG

torquay@stags.co.uk

01803 200160



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London