



Glenthorne



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Lower Warberry Road, Torquay, TQ1 1QP

Newton Abbot 8 miles Exeter 23 miles Totnes 10 miles

A spacious detached home in the highly sought-after location, offering extended living space, three bedrooms, beautiful gardens affording a high degree of privacy, seclusion and a coveted Southerly aspect.

- Three Bedroom Extended Home
- Beautiful South Facing Garden
- Sought After Location
- Council Tax Band F
- Garage & Parking
- No Forward Chain
- Ideally located between Wellswood & Harbourside
- Freehold

Guide Price £550,000

SITUATION AND DESCRIPTION

A spacious detached home in the highly sought-after location, offering extended living space, three bedrooms, beautiful gardens affording a high degree of privacy, seclusion and a coveted Southerly aspect.

Located on Lower Warberry Road, Glenthorne is well positioned for easy access to Torquay town centre, harbour, seafront, and the amenities of Wellswood Village. The property is within the Warberries conservation area on a pretty hillside setting, largely consisting of detached villas in spacious grounds, amongst lush vegetation.

Torquay is located in the heart of the English Riviera famed for its mild climate and clear waters with a mild south-facing aspect, miles of sandy beaches and with the arrival of the railway in 1848 its growth as a holiday destination for the rich and famous was spectacular. The harbour, with its large marina, palm trees and subtropical gardens, elegant Georgian terraces, plus a myriad of bars and restaurants (one with Michelin-starred cuisine), remains the most attractive area.



ACCOMMODATION

This charming property is accessed via a block-paved driveway, arranged over two floors offering a comfortable space to suit most requirements. The ground floor welcomes you with a convenient cloakroom and WC, leading to the front of the house where a well-appointed kitchen/dining room awaits. The kitchen boasts thoughtful design with eye level and matching base fitted units, integrated appliances and ample space for day-to-day dining with room for a table. A rear hallway provides access to a utility room and a door which connects to the rear of the garage for added convenience. Overlooking the lush back garden, the dining room sets the stage for formal gatherings, while the inviting sitting room features large windows and double doors opening to a decked terrace, seamlessly merging indoor and outdoor spaces. A gas effect fire adds warmth and charm, creating a cosy haven for relaxation. Ascend the staircase to the upper landing, bathed in natural light, where a front-facing double bedroom with an ensuite shower room awaits, complemented by another double bedroom with pleasant garden views and a single bedroom enjoying the scenic surroundings. The upper floor is completed by a well-appointed family bathroom.

OUTSIDE

This delightful property boasts a welcoming block-paved driveway at the front, accommodating parking for four cars and leading to a conveniently attached garage featuring an automated door for ease of access. Beyond the garage, a discreet door provides direct entry into the residence. Surrounding the property are carefully curated raised beds adorned with well-established shrubs. Step into the secluded rear garden, accessible through the gated pathway from the front drive or via double doors from the inviting living room. Nestled adjacent to the house, a charming decked terrace awaits, providing an intimate space to indulge in al-fresco dining while soaking in the delightful views of the manicured garden. The outdoor space is adorned with an array of specimen shrubs and plants that offer year-round interest and a vibrant burst of colour along the borders with a lawn sloping away from the property.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating.

VIEWING

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 this property to the harbour 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 seventh turning on your left into Lower Warberry Road and you will find the property along the road on your left.



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 = 1535 sq m / 142.6 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014776)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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