



Hilltop



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Ashley Priors Lane, Torquay, TQ1 4SE

Teignmouth 4 miles Exeter 21 miles Torquay 5 miles

Discover tranquillity in the idyllic and peaceful setting of Hilltop, a detached quality coastal home nestled almost at the head of a private road on the outskirts of the semi-rural Maidencombe valley.

- Four/Five Bedroom Detached Coastal Home
- Commanding Sea & Countryside Views
- Double Garage & Parking
- Annexe Potential on Lower Ground Floor
- Private Road with Direct Access to the South West Coastal Path
- No Forward Chain
- Council Tax Band G
- Freehold

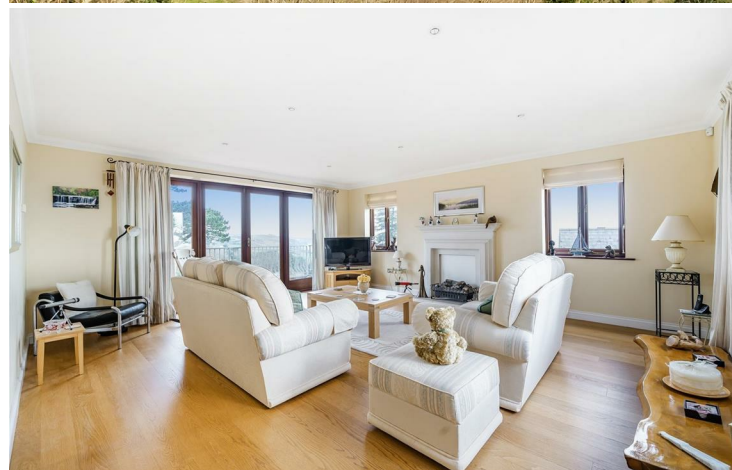
## Guide Price £1,000,000

### SITUATION AND DESCRIPTION

Discover tranquillity in the idyllic and peaceful setting of Hilltop, a detached quality coastal home nestled almost at the head of a private road on the outskirts of the semi-rural Maidencombe valley. This charming property boasts gardens that provide a serene retreat while offering far reaching views to the sea at Lyme Bay and across rolling fields to the distant hillsides of Teignmouth. The property offers well-proportioned split-level accommodation, featuring a bespoke fitted kitchen, dining room and living space with stunning sea views. The first floor features four bedrooms and a family bathroom with the principal bedroom affording an ensuite shower room and commanding coastal views. On the lower ground floor an annexe area can be enjoyed either as part of the main house or independently. Additional benefits include off-road parking for multiple vehicles and a double garage, making this individual home a haven of comfort and versatility in a picturesque locale.

Maidencombe has a well-regarded pub, a 4 star hotel and a wonderful beach with access to the South West coastal path. The nearby village of Stokeinteignhead has an excellent primary school, a village shop, church and pub. A first-rate range of facilities can be found in the delightful towns of Teignmouth or Torquay. St Marychurch is a short drive away with a good range of shops and Torquay Golf Course.

There are good transport links with easy access to Exeter via the coast road through Teignmouth linking to the A380 dual carriageway and the M5. Mainline rail links are available from Teignmouth and Newton Abbot.





## ACCOMMODATION

Access to the property is gained via the spacious hallway of this stunning property, where attention to detail is evident at every turn. The reception hallway is a showcase of style with elegant wooden flooring and open plan stairs leading to the first floor, while an additional set guides you down to the annexe, providing flexibility in living arrangements. A WC provides convenience with a wash hand basin and tiled floor. Indulge in breath taking coastal living in the spacious living room, where panoramic views of Lyme Bay and Thatcher Rock unfold through triple aspect double-glazed wooden windows. The room is bathed in natural light, creating an inviting atmosphere. A cosy fire surround takes centre stage, featuring an electric fire cleverly concealing a fitted log burner. Enjoy year-round comfort with underfloor heating, making this space truly inviting. French doors open onto a balcony with a tiled floor, offering an idyllic setting to soak in the stunning sea views over Lyme Bay. At the heart of this home the kitchen boasts a comprehensive range of wall and base units elegantly paired with wooden work surfaces. Equipped with a single drainer stainless steel sink unit. Culinary creations come to life on the gas hob with an overhead extractor fan, and integrated built-in oven and grill. Convenience meets practicality with a built-in dishwasher and a fridge freezer, ensuring every kitchen need is met. The finishing touch is the tiled floor, offering durability and easy maintenance in this stylish and functional kitchen. Drift upstairs to the first floor where a galleried landing flooded with natural light gives access to four bedrooms and the family bathroom. Bedroom one is a generous room with double glazed windows to front, rear and side aspect with commanding sea views across to Thatchers Rock and Lyme Bay. Built-in wardrobe, door to the ensuite comprising a white suite including WC, wash hand basin set into vanity unit, double shower cubicle, heated towel rail, double glazed window with stunning sea views and loft hatch, in the loft is a distribution unit for satellite and TV aerial. Bedroom two is another double room with two double glazed windows, one enjoying views over the side and rear garden, the other boasts far reaching views across to Lyme Bay. Bedroom three is a comfortable double with a double glazed window overlooking side and rear gardens and beyond over the surrounding countryside. Bedroom four is currently being used as a study with double doors, arched feature double glazed window to the front, access to loft space. The family bathroom comprises a four piece suite and includes a low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and separate shower cubicle. Heated towel rail, tiled floor, feature double glazed arched window with views over the rear garden and out to sea with captivating views to Lyme Bay. The annexe on the lower ground floor provides further options and flexibility to this stunning home boasting a spacious hallway with tiled floor, understairs storage cupboard, large airing cupboard housing water tank and shelving. Patio doors leading onto the rear garden allowing for easy access to the outside. Doors access the spacious bedroom/living space with double opening doors from the hallway, two double glazed windows, TV aerial point. Double glazed patio leading onto the rear garden, with sea views across to Lyme Bay. A functional wet room provides a WC, wash hand basin and an open shower area. Completing the accommodation on this floor a further kitchen with a fixed range of wall and base units, wooden work surface with inset single drainer, stainless steel sink unit and mixer tap, wall mounted boiler, space and plumbing for fridge, freezer and washing machine. Double glazed window to side aspect, door leading to the garage.

## OUTSIDE

This charming property is accessible via a block-paved driveway that provides convenient off-road parking for two or more cars, along with a double garage. The exterior is adorned with a complementary block-paved area, accented by mature flower beds. A wooden gate allows access to a block-paved pathway, revealing terrace areas that are perfect for outdoor relaxation. Follow the steps that gently lead down to the beautifully manicured lawned rear garden, offering delightful views across to Lyme Bay. Additional steps, framed with mature shrubs and borders, guide you to a side patio area, creating a private oasis with breath taking coastal views. The double garage with double glazed windows overlooking the garden and sea views. Electric up and over door, power and lighting.

## SERVICES

Mains water, gas and electricity, private drainage with shared septic tank. Gas central heating. Superfast and Ultrafast broadband is available in the road. Mobile networks supported by EE, O2 and Three.

## VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.





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.

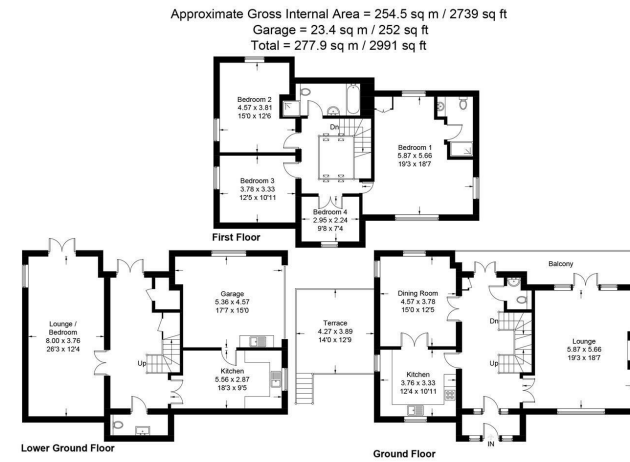


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1041729)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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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