



Seaway Mount, Seaway Lane





# Seaway Mount,

Torquay, Devon TQ2 6PN

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

Seaway Mount is an immaculate four-bedroom detached home, tastefully renovated with stylish fittings and high-quality features throughout. Nestled on one of Torquay's most desired roads, this property boasts a prime Southerly facing position, offering an exceptional living experience in a prestigious location.

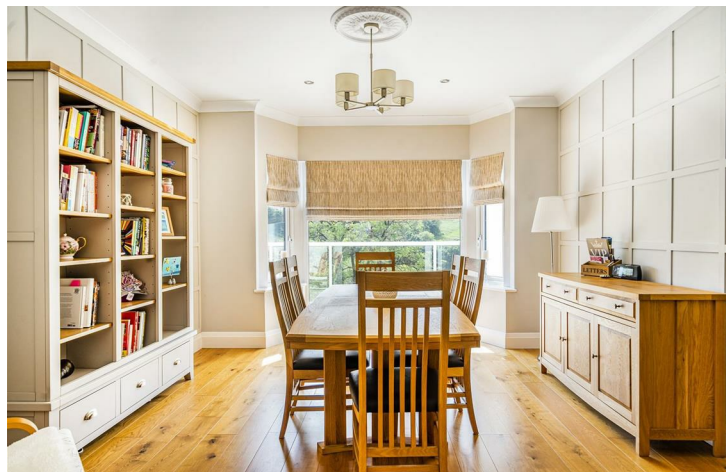
- Detached Four Bedroom Home
- Lovingly Restored & Modernised Throughout
- Southerly Facing Landscaped Rear Garden
- Flexible Living Accommodation
- Commanding Views over Cockington
- Off Road Parking & Garage
- Council Tax band G
- Freehold

## Asking Price £1,100,000

### SITUATION & DESCRIPTION

Seaway Mount is an immaculate four-bedroom detached home, tastefully renovated with stylish fittings and high-quality features throughout. Nestled on one of Torquay's most desired roads, this property boasts a prime Southerly facing position, offering an exceptional living experience in a prestigious location. The accommodation briefly comprises four/five double bedrooms with the principal bedroom enjoying a ensuite and walk in wardrobe, bedrooms two and three share a contemporary shower room whilst a stylish family bathroom serves the rest of the house. On the ground floor three light and spacious reception rooms including a generous sitting room and dining room take full advantage of the stunning views. A high-end kitchen compliments the property further featuring a suite of integrated appliances catering for any culinary need. A study, WC and handy utility room complete this level. The lower ground floor adds flexibility with a light and welcoming study/bedroom, storage room and workshop/gym area with direct access to the landscaped garden. The outside space includes a block paved drive with access to the garage and rear garden. The rear garden enjoys a Southerly aspect with different levels taking advantage of the topography to make the best of the beautiful vista.

The property is within walking distance of Cockington village and country park which covers circa 460 acres of woodland, lakes and meadows. 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. A selection of highly regarded schools, including nationally recognised Grammar Schools are equally accessible.





## ACCOMMODATION

The generous entrance hall opens to all the reception rooms, each offering beautiful views towards Cockington Country Park. The sophisticated kitchen is finished to the highest standards, featuring a range of contemporary Warendorf units, two integrated sinks, one with a Quooker Pro7 hot tap, and high-specification Miele appliances, including a steam oven, warming drawer, and Moisture Plus M-Touch oven. A large pantry cupboard provides further space for additional appliances, and a cosy wood burner adding warmth on those colder evenings and a focal point to the room. The stunning Quartz worktop and island are complemented by a wooden breakfast bar, making this the perfect space to entertain. The kitchen also offers ample space for a dining table and seating area, enjoying spectacular countryside views. The adjoining panelled wall dining room offers a formal space for entertaining, with idyllic views once again. The sitting room is a comfortable space with a remote controlled living flame fire for added warmth, featuring double doors that lead to a generous balcony with expansive vistas over the garden and over the valley. Completing the ground floor is a modern WC, a handy utility room, study/office, and a garage with electric doors providing easy access to the driveway.

Drift upstairs to a light and airy first-floor landing, with doors providing access to all rooms. The tasteful master suite, is flooded by natural light by the floor to ceiling bay window with commanding countryside views. This bedroom also features a smart dressing room and a modern ensuite finished to the highest standards, comprising his and hers sinks, a large walk-in shower, WC, and a bath that affords stunning views and under floor heating for a touch of luxury. The upper floor is completed by three additional double bedrooms, a connecting shower room serving two adjacent rooms, and another family bathroom impeccably finished and completes the first floor.

A glass-paned staircase from the kitchen takes you to the lower ground floor of this property providing flexibility and a versatile space that seamlessly connects to the outside space. Here, you'll find a spacious home office, a store room and workshop area/gym. The space boasts ample storage, plumbing for utilities, and convenient access from both the side of the property and the garden. Whether utilised as a creative workspace, a functional storage area, or a peaceful retreat, this lower ground floor adds a wealth of options dependant on the buyers needs.

## OUTSIDE

The driveway offers space for two vehicles and leads directly to the front entrance. A large balcony connects the kitchen to the sitting room, providing the ideal spot to enjoy the glorious views all year round. The southerly facing terraced garden has been beautifully landscaped, featuring a pond, an area laid to lawn with established borders. This outdoor space enhances the home's charm, offering a serene setting for relaxation and entertaining while enjoying the picturesque surroundings with a good degree of privacy and seclusion.

## LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.  
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

## SERVICES

Mains Gas, Electric, Water and mains Drainage, Upto Ultrafast broadband is available in the area with Openreach and Virgin Media. Mobile coverage is limited with O2, Vodafone, Three and EE.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay take the A379 road heading in the direction of Paignton. At the traffic lights before The Grand Hotel turn right onto Rathmore Road and then take your first left onto Hennapyn Road, follow the road round and turn right onto Seaway Lane. Follow this road up the hill and as it levels out you will find the house 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.



Energy Efficiency Rating		
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		
	Current	Potential
	80	85
England & Wales		
EU Directive 2002/91/EC		

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TQ2 5EG

torquay@stags.co.uk

01803 200160

Approximate Gross Internal Area = 286.94 sq m / 3089 sq ft  
Garage = 13.00 sq m / 140 sq ft  
Total = 299.94 sq m / 3229 sq ft

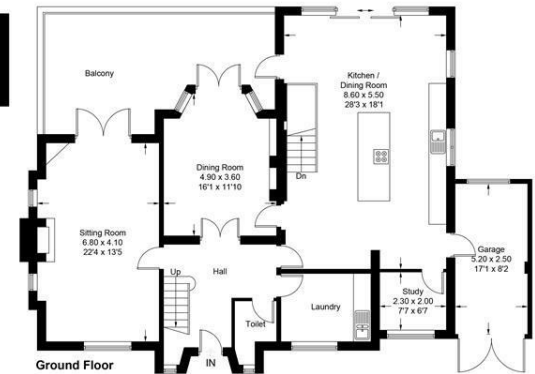
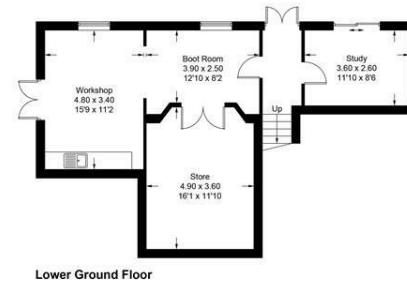


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