



Merrivale,





# Merrivale,

Herbert Road, Torquay, Devon TQ2 6RW

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

A charming detached family home quietly situated in a commanding position just outside the Chelston Conservation Area, offering stunning, far-reaching coastal views of Tor Bay.

- Detached Family Home
- Desirable & Convenient Location
- Commanding Coastal Views
- Parking & Double Garage
- Good Size Secluded Plot
- Four Bedrooms
- Freehold
- Council Tax Band F

Asking Price £625,000

## SITUATION & DESCRIPTION

A charming detached family home quietly situated in a commanding position just outside the Chelston Conservation Area, offering stunning, far-reaching coastal views of Tor Bay. Spanning two floors, the property has been meticulously improved by the current owner, ensuring modern comfort while retaining its historic charm. Nestled in the centre of a generous plot, the home boasts expansive front and rear gardens, perfect for outdoor activities and relaxation. Additional features include a detached double garage and ample off-street parking, all situated in a quiet, highly desirable neighbourhood. The property briefly comprises of a spacious living living room, open-plan kitchen/diner, utility area and downstairs W/C. The first floor boasts four bedrooms the majority of which enjoy stunning views of the coast and out to sea. The front and rear gardens are a true delight nestled behind a high hedgerow affording a good degree of privacy and seclusion.

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

A covered porch with steps leading to the front door welcomes you to this inviting home, featuring an enclosed storm porch with glazed double doors that open into a spacious entrance hall. The hall offers access to the reception rooms, a cloakroom/WC at the rear, and an elegant oak staircase leading to the first floor, complete with an under-stair cupboard. The kitchen and dining room are seamlessly connected with engineered oak flooring and bi-fold doors that open onto a raised decked terrace affording far reaching views, perfect for alfresco dining. The fitted kitchen boasts cream shaker-style units above and below granite-effect worktops, and is equipped with integrated appliances, including an induction hob with extractor, eye-level double oven/grill, fridge/freezer, and dishwasher with a central island providing further storage and prep space. Off the rear of the kitchen is a utility room with space for a washing machine and access to the rear garden. The spacious sitting room features large windows at both the front and rear aspect flooding the space with natural light, a feature gas fire with a stone surround, and mantle, creating a cosy and inviting atmosphere and engineered wood flooring.

The first floor features four bedrooms and a recently renewed family shower room, which is fully tiled and equipped with a modern white suite with chrome fittings, including a large double shower cubicle with a mixer shower, a wash basin, WC, and a heated towel rail. The principal bedroom is a generous room, with large double glazed windows at both the front and rear aspect with striking views to the coast and beyond and includes a fitted sliding door wardrobe. Bedroom two is also well-proportioned and, along with bedrooms one and four, offers commanding views. Bedroom three is a comfortable double room that overlooks the rear garden, while bedroom four is a single room, ideal for use as a study or nursery.

## OUTSIDE

The property can be accessed either by a pedestrian path from Herbert Road or via a private road to the rear, providing vehicular access. There is ample parking space for at least two vehicles in front of the double garage, which features an electric door, and a double gate that opens onto a gravelled area with a large timber shed and greenhouse but could be perfect for storing a boat or caravan. The front garden is neatly laid to an expansive lawn on either side of the front path and is surrounded by hedging, offering a good degree of privacy. At the rear of the house, a large patio area provides the ideal spot for entertaining friends and family with steps up to a lawn, with further steps leading to a cosy seating area under a pergola, draped in grape vines offering lovely views past the house. Between the house and the garage, a raised deck provides additional space for garden furniture perfect for tracking the sun throughout the day. The well-stocked borders feature a variety of shrubs and flowers, enhancing the garden's appeal.

## SERVICES

Mains gas, electricity, water and drainage. Gas Central Heating. Standard and Ultrafast broadband available with Openreach and Virgin Media in the area. Mobile coverage is limited with Vodafone, EE, O2 and Three.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## LOCAL AUTHORITY

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

## DIRECTIONS

From the Stags Torquay office proceed along the sea front towards Paignton. Turn right at the traffic lights toward the railway station and rugby club and immediately left beside the Grand Hotel onto Hennapyn Road, take the second right onto seaway lane continue along this road across the cross roads and at the top of the hill, turn left onto Herbert Road where you will find the house shortly 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		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	70	80

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01803 200160

Approximate Gross Internal Area = 134.5 sq m / 1448 sq ft  
Garage = 24.2 sq m / 260 sq ft  
Total = 158.7 sq m / 1708 sq ft

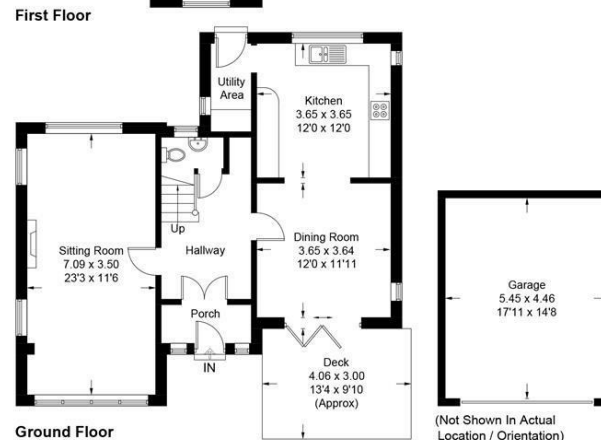
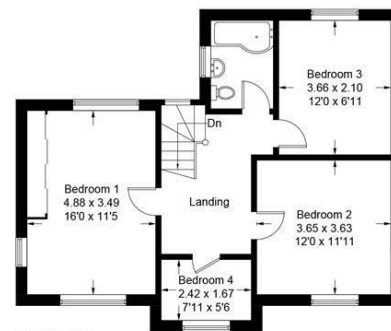


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