



6, Barnfield Road



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Torquay, Devon TQ2 6TW

Dartmouth 11miles Totnes 10 miles Exeter 21 miles

A striking period property situated in the highly favoured residential area of Livermead, this detached house offers spacious accommodation with principal rooms benefiting from commanding views over Livermead to St Marychurch and across the sea and Torquay Marina.

- Three Bedroom Detached Home
- Far Reaching Coastal Views
- Character Period Home
- Presented in Immaculate Order
- Expansive Lawns & Private Gardens
- Parking & Garage
- Council Tax Band F
- Freehold

Asking Price £795,000

SITUATION & DESCRIPTION

A striking period property situated in the highly favoured residential area of Livermead, this detached house offers spacious accommodation with principal rooms benefiting from commanding views over Livermead to St Marychurch and across the sea and Torquay Marina. This well-appointed home provides a perfect blend of comfort and elegance, making it an ideal choice for those seeking a beautifully presented character home quietly situated by the coast. The accommodation briefly comprises a reception hall with stairs rising to the first floor and doors to all rooms, sitting room with far reaching views and separate dining room again enjoying coastal views. A modern fitted kitchen with a handy utility room and pantry for extra storage. The first floor boasts three double bedrooms enjoying stunning views, with the master benefitting from an ensuite shower room. A well appointed family bathroom completes the first floor. Step outside onto a large terrace with lovely views and ample space to entertain and soak up the sun. A large terraced lawn with path leads up to the house from the road giving access to the property and side access to the rear gardens, garage and parking via a five-bar gate and the private access behind.

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

Welcome to this charming period property featuring a solid wood oak front door that opens into an inviting entrance hall. As you enter, you'll notice the picture rail and original stairs with a convenient understairs cupboard offering ample storage space, doors open to all rooms. The sitting room is a spacious and light-filled area, boasting a double-glazed bay window with a double glazed door that leads onto the sun terrace. From here, you can enjoy breath taking views over the surrounding area and out to sea, stretching towards Royal Terrace Gardens and Torquay Marina. The room is enhanced by a stunning feature fireplace with a matching hearth, inset, and surround, creating a cosy and elegant atmosphere. The dining room is a generous dual-aspect room offering stunning views towards the sea. It features double-glazed windows, providing a pleasant outlook over the surrounding area, including Torquay Marina. The kitchen boasts wooden work surfaces with matching upstands, an inset sink, drainer unit with a Brita tap, and a range of gloss base units. It includes an induction hob and extractor hood above, an integrated fridge/freezer, and a tall larder cupboard with a built-in wine rack. There are two additional double-glazed windows to the side and a double glazed door leading to a covered porch area and the garden. A wooden door opens to a walk-in pantry with an obscure glazed window to the rear, offering space for a fridge/freezer, shelving, and light. The utility room features a stable-style window to the rear, a wall-mounted Worcester boiler, a storage cupboard, space and plumbing for a washing machine and tumble dryer. Take the stairs to the first floor, where a half landing features a double-glazed window with a leaded light inset, providing a charming view to the rear. The first-floor landing is brightened by another double glazed window to the rear and includes a hatch to the roof space. The master bedroom is a light and spacious, triple-aspect room with a superb panorama. It boasts a double-glazed oriel window to the front, offering views over the area towards St. Marychurch, the sea, and Torquay Marina. Additional double glazed windows to the rear and side aspect provide further sea views. The ensuite shower room, originally a bedroom, features a large, fully tiled shower cubicle, a pedestal wash basin, a low-level W.C. a heated towel rail/radiator, and an obscure glazed window to the rear, part-tiled walls and a built-in storage cupboard with shelving. Bedroom two offers stunning panoramic views towards Torquay Marina and the sea through a double-glazed bay window to the front, as well as an additional double-glazed window to the rear flooding the space with light. Bedroom three is another comfortable double and features a UPVC double-glazed oriel window to the rear, enjoying some sea views. The family bathroom includes a panelled bath with fully tiled surrounds, a separate fully tiled shower cubicle, a pedestal wash basin, low-level W.C. a heated towel rail/radiator and two obscure glazed windows to the side aspect and completes the accommodation for the property.

OUTSIDE

This charming property sits within a generously sized plot and features a large sun terrace at the front, offering delightful views over Livermead and towards the sea. A few steps lead to another spacious terrace, providing ample space for garden furniture to sit and relax while enjoying the views. The front gardens consist mainly of terraced lawns with adjoining borders planted with a variety of established shrubs and trees with a pathway leading to a pedestrian gate at the front. From the sun terrace, paving leads to the side and a pleasant, enclosed area with space for a table and chairs. Raised borders planted with an attractive selection of shrubs continue around to the rear, where a few steps lead up to a level Astro turf, bordered by hedging and borders. On the other side of the property, there is hardstanding for a greenhouse and shed, with pathways and adjoining borders leading to the front gardens. A private access lane from Mead Road leads to the rear of the property, where a 5-bar gate opens to a parking area for 3/4 vehicles. There is also a pedestrian gate and another 5-bar gate opening to a garage with double wooden doors, light, window and a personal door to the garden.

SERVICES

Mains water, drainage, electricity, gas. Gas fired central heating. Standard and Ultrafast broadband available in the area with Openreach and Virgin Media. Mobile coverage is likely with EE, Vodafone, O2 and Three.

VIEWING ARRANGEMENTS

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.



Approximate Gross Internal Area = 144.5 sq m / 1555 sq ft
 Garage = 15.3 sq m / 165 sq ft
 Total = 159.8 sq m / 1720 sq ft

(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1104348)



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