



14, Wellswood Park



# 14, Wellswood Park

Torquay, TQ1 2QB

Newton Abbot 8 miles Exeter 23 miles Totnes 10 miles

An impressive and characterful two bedroom garden apartment quietly situated in Wellswood, affording flexible living space over two floors, offered with no forward chain.

- Spacious Two Bedroom Ground Floor Apartment
- Garden Apartment with Private Entrance
- Double Garage for Secure Parking
- Basement Level with Additional Rooms
- Council Tax Band E
- Impressive Gated Parkland for Exclusive use of the Residents
- Walking Distance to Wellswood High St
- Grade II\* Listed Property
- Period Home with Character Features
- Leasehold 929 Years Remaining

Asking Price £575,000

## SITUATION & DESCRIPTION

An impressive and characterful two bedroom garden apartment quietly situated in Wellswood, affording flexible living space over two floors, offered with no forward chain. Inspired by the timeless elegance of Regency architecture seen in London, Brighton and Bath, Wellswood Park is a distinguished terrace of homes set around a beautifully landscaped private park. Originally built circa 1850's, this historic property was thoughtfully converted into two exclusive apartments. This spacious home boasts stunning southerly views over the park and beyond. The residence seamlessly blends its period charm with contemporary touches, featuring high ceilings, large sash windows, and décor in soft, neutral tones. This gracious apartment offers a serene retreat, perfect for those seeking a relaxed and refined lifestyle in a unique and prestigious setting with easy level access to the high st.

Set within the prestigious Warberries conservation area, Wellswood Park is just a short, level stroll to the charming village-style community of Wellswood, offering excellent local amenities such as a church, cosy cafes, traditional pubs, and a variety of boutique shops. 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

This elegantly proportioned residence captures the grandeur of a bygone era with its high ceilings and a spacious, wide central hallway that gracefully opens into the principal rooms. The formal dining room and drawing room are both designed to impress, offering sweeping views of the beautifully manicured garden and adjacent parkland just beyond. These grand spaces are ideal for hosting intimate dinners or larger gatherings, creating a perfect blend of period character with generous living spaces. The main floor also includes two spacious double bedrooms, one of which opens onto a charming inner courtyard, providing a tranquil retreat. A well-appointed fitted kitchen, a large bathroom, a separate shower room, and an additional cloakroom/WC complete this level.

The lower level of the residence offers further versatility, with two generously sized rooms currently used as occasional double bedrooms. These flexible spaces can easily be adapted to suit individual needs, whether as additional bedrooms, home offices, or creative studios. Additionally, this floor features a dedicated wine cellar, ideal for enthusiasts looking to home or expand their collection. This home combines period charm with modern functionality, offering an exceptional lifestyle in a refined setting.

## OUTSIDE

Beyond the elegant interiors, the residence extends its charm to a beautifully maintained private garden, perfectly positioned to offer scenic views of the adjoining park. The meticulously landscaped grounds create a serene outdoor haven, combining lush greenery with thoughtfully designed spaces for relaxation and enjoyment. This idyllic setting enhances the overall appeal of the property, providing a convenient indoor-outdoor living experience. Additionally, the home features a spacious double garage to the front with an automated up-and-over door, offering both convenience and secure storage for vehicles, making this a truly exceptional residence.

## SERVICES

Mains Gas, Electric and Water, Mains Drainage. Up-to Ultrafast Broadband with Openreach available in the area. Mobile coverage likely with EE.

## LEASE INFORMATION

£550 per annum for the upkeep of the communal grounds. Property maintenance shared on an 'as and when' basis.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay office at the harbour proceed up Torwood Street (A379) through the traffic lights becoming Babbacombe Road. After the shops and pedestrian crossing continue along Babbacombe Road and just as you get to the Wellswood high st. turn left into Wellswood Park, where the property can be found on the left hand side.



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.



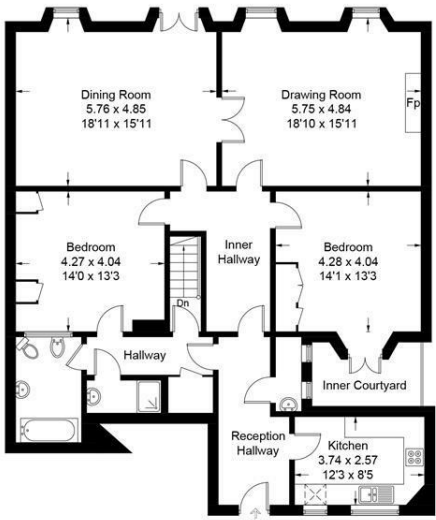
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

6 Vaughan Parade, Torquay,  
TQ2 5EG

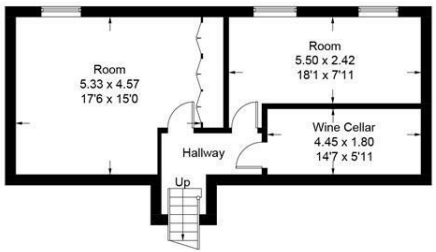
torquay@stags.co.uk

01803 200160

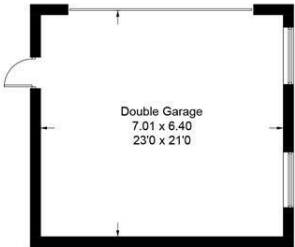
Approximate Gross Internal Area = 196.0 sq m / 2110 sq ft  
Garage = 44.9 sq m / 483 sq ft  
Total = 240.9 sq m / 2593 sq ft



Ground Floor



Lower Ground Floor



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1143367)



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