



Seaham Hall



STAGS

Seaham Hall

Solsbro Road, Chelston, Torquay, TQ2 6PF

Dartmouth 10 miles Totnes 10 miles Exeter 21 miles

Seaham Hall is an impressive detached villa that has been subject to a complete refurbishment program in recent times. Combining period charm and Victorian splendour with modern day living, this spacious property would make an ideal family home.

- Impressive Renovated Victorian Villa
- Bespoke Kitchen/Breakfast Room
- Walk to Beaches & Train Station
- Driveway Parking for up to Six Vehicles
- Council Tax Band G
- Beautifully Presented Throughout
- Five Double Bedrooms (four en suites)
- Flexible Living Space with Annexe Potential
- Secluded & Established Gardens
- Freehold

Asking Price £1,200,000

SITUATION & DESCRIPTION

Seaham Hall is a fine example of a Victorian Villa located in the desirable Chelston conservation area. This leafy village suburb began life in the 19th century and is one of the best-preserved Victorian areas in South Devon, Chelston village itself has a range of independent shops, including hairdressers, butchers and pharmacy. Corbyn beach and Torre Abbey sands are also a short walk away. Nearby Cockington court has 450 acres of parkland, woodland and lakes.

Seaham Hall was built around 1860 as a gentleman's residence for a former navy captain. Seaham Hall is an impressive detached villa that has been subject to a complete refurbishment program in recent times including new double glazing and heating system. Combining period charm and Victorian splendour with modern day living, this spacious property would make an ideal family home.

The ground floor accommodation comprises a large entrance hall with grand staircase, from which five reception rooms are accessible including an impressive kitchen/breakfast room the ideal space to enjoy breakfast, lunch and dinner. The sprawling ground floor further benefits from a boot room, WC and access to the lower ground floor of this stunning home. The lower ground floor is made up of a spacious living room with outside access to the garden, comfortable double bedroom and en suite bathroom. A flexible space ideal for either a multi-generational family or potential for a second income stream as a holiday let. The first floor of the property boasts four double bedrooms three of which enjoy en suite facilities, a laundry room and family bathroom. Nestled in mature grounds affording a good degree of privacy and seclusion and with ample off road parking.



GROUND FLOOR ACCOMMODATION

Leading from the grand entrance hall are the principal reception rooms which all are tastefully decorated and make the most of the floor to ceiling sash windows which flood the space with natural light. The formal dining room and main drawing room enjoy views over the secluded rear garden courtesy of the large bay windows. The garden room boasts a roof lantern with double doors leads out onto the garden and large terrace. The bespoke shaker style kitchen with a contrasting wood and painted finish comprises of a range of wall and floor base units under a quartz worktop with split Belfast sink, double eye level ovens, space for Range cooker, integrated dishwasher and double door larder cupboard. The breakfast area is suitable for large table and chairs for entertaining or everyday dining. A rear entrance with further coat hanging space leads down to a spacious boot room providing further storage. A further reception room currently used as a study and cloakroom with WC and hand wash basin also lead off the main hallway.

FIRST FLOOR ACCOMMODATION

The stairs rise to a light and airy first floor landing with doors giving access to all rooms. The principal bedroom forms a impressive suite with a fantastic view over the garden with exceptional walk-through dressing room with ample bespoke storage leading to a very spacious and well-appointed en suite bathroom with his and hers sinks, WC and large walk-in shower enclosure. Bedrooms two and three both of which are good size double bedrooms have en suite facilities along with the fourth bedroom another double, being served by the main family bathroom.

There is a boiler room with ample space for drying along with a separate laundry room with sink and space for laundry appliances.

LOWER GROUND FLOOR ACCOMMODATION

The lower ground floor is accessed either from the entrance hallway down stairs or from an independent garden entrance. The lower ground floor accommodation comprises of a very smartly presented and spacious living room area providing further reception space with double doors going out onto the garden. From the living room a door leads to bedroom five a good sized double bedroom with an en suite facilities.

This is the perfect space for extended family living accommodation, visiting guests or a holiday let as it can be self contained.

OUTSIDE

The property is approached over a large gravelled driveway entrance providing off road parking for up to 6 vehicles and a separate outbuilding offered in the forecourt. The private rear garden is mainly laid to lawn with mature and established borders further boasts an extensive elevated sun terrace ideal for al fresco dining.

SERVICES

Mains electric, water and drainage. Gas central heating. Standard and Ultrafast broadband available in the area with Openreach and Virgin Media. Mobile coverage likely with O2 and Vodafone.

VIEWING ARRANGEMENTS

Strictly by appointment with the sole agents, Stags Torquay 01803 200160

DIRECTIONS

Turn right at the lights towards Torquay railway station and rugby club and then immediately left beside The Grand Hotel. Immediately after passing The Grand Hotel turn right to go by the back of the train station.

This road leads into Solsbro Road and follow the road round up the hill and bear left at the top of the hill. Continue along Solsbro road and the property will be found at the end 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) 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		

6 Vaughan Parade, Torquay, TQ2 5EG

torquay@stags.co.uk
01803 200160

