



1 Holm Lodge, Livermead Hill

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Torquay, TQ2 6QY

Exeter 23 miles, Totnes 8 miles, Plymouth 33 miles

This impressive ground-floor maisonette is set within a striking Victorian villa, offering a rare opportunity to own a character-filled duplex property in a sought-after coastal location of Livermead.

- Impressive Coastal Duplex Maisonette
- Ample Driveway Parking & Carport
- Beautifully Presented Throughout
- Stunning Period Features
- Council Tax Band E
- Five Bedrooms (One Ensuite)
- Substantial Private Grounds
- Potential Annexe Space stpp
- Close to Seafront & Cockington Country Park
- Freehold

Asking Price £625,000

SITUATION & DESCRIPTION

This impressive ground-floor maisonette is set within a striking Victorian villa, offering a rare opportunity to own a character-filled duplex property in a sought-after coastal location of Livermead. Boasting extensive private gardens, ample driveway parking, and a carport, this home provides both convenience and charm. Rich in beautiful period features, it has been lovingly maintained and presented in excellent order throughout, having remained in the same ownership for an incredible 47 years. With the added flexibility of a potential separate annexe subject to the usual consents, this unique residence offers a blend of timeless elegance and modern comfort.

Located in the popular area of Livermead, a favoured residential area of Torquay. Local amenities include two shopping parades in nearby Chelston. Torquay railway station is within a short distance with branch line railway links to the intercity network at Newton Abbot with trains to Paddington, Cornwall, Bristol, the Midlands and beyond. The regional airport operates from Exeter (approximately 22 miles), with flights to UK and international destinations.

Within a couple of miles are Torquay boys and girls grammar schools and a number of nearby primary schools. The old world village of Cockington is a mile or so away with access to hundreds of acres of walks, lakes and gardens. A few minutes walk will take you to the Cockington Water Meadows which is the start of a 15 minute pathed walk to the village itself. The property is situated but a few minutes walk from the European Blue Flag Livermead Sands Beach, a popular spot for watersports. A further 15 minutes walk will take you to the Torquay harbour/marina.



ACCOMMODATION

An original panelled entrance door welcomes you into the elegant entrance lobby, where ornate tiled flooring seamlessly flows into the spacious Reception Hall with doors to all rooms. The impressive sitting room boasts a striking bay with full-height windows, complemented by French doors that open onto a private balcony, offering views over the beautifully landscaped gardens and a glimpse of the sea. A charming cast iron fireplace with a marble surround with granite hearth adds to the room's character. An Inner Hall leads to the Utility Room and the expansive Kitchen/Dining Room, a bright and inviting space with windows on three elevations. This high-quality kitchen features in-frame cabinetry, polished granite countertops with an inset twin ceramic sink and carved drainers, a range cooker with a filter hood, integrated appliances including a dishwasher, twin fridges, and a freezer. A central hardwood island provides additional workspace, while the tiled flooring and rear door complete this stunning culinary space.

The principal bedroom is a tranquil retreat, featuring a full-height bay window that frames picturesque views of the private gardens and glimpse's of the the sea beyond. This generous space is complemented by an ensuite shower room. There are two additional spacious double bedrooms, one equipped with a convenient sink, and the other offering ample storage with a fitted wardrobe. The luxurious family bathroom boasts a corner bath, a double shower cubicle with a rain shower head, a wash hand basin, and a WC. A deep linen cupboard provides extra storage, enhancing the home's practicality and charm.

From the reception hall, stairs descend to the garden level, where a spacious hallway offers exceptional storage. This versatile lower level presents the potential for a self-contained annexe, currently arranged with three rooms that could be transformed into a charming sitting room and a comfortable double bedroom. Previously housing a kitchen, the space retains the necessary connections for reinstatement, along with its own private entrance, ensuring both privacy and independence. Additionally, there is a further internal room, formerly a bathroom, with existing plumbing and drainage still in situ, offering the opportunity for reinstatement to suit individual needs.

OUTSIDE

The property benefits from ample private driveway parking, accessed via a shared approach, along with a car port for additional covered parking. The beautifully landscaped private gardens enjoy a desirable southerly aspect, featuring tiered lawns adorned with mature palms and a charming spring fed garden pond. Wrapping around the side of the property, the gardens offer sheltered terracing, thoughtfully arranged with paved and decked tiers—perfect for outdoor relaxation and entertaining. A timber garden shed provides useful storage, while a convenient pathway leads to the kitchen door, ensuring easy access to the home.

SERVICES

Mains Gas, Water & Electric, Mains Drainage, Standard and Ultrafast broadband available in the area with Openreach, Mobile coverage likely with 02.

TENURE

Leasehold remainder of Lease 945 years.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags Torquay office proceed along the sea front towards Paignton on the A379 with the sea on your left and the Torre Abbey Meadows on your right. Continue along this road, after cresting the hill you will find a staggered junction on your right signed Cockington. Turn right here and rather than continuing on Cockington Lane, proceed up Livermead Hill where you can find the property on your 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.



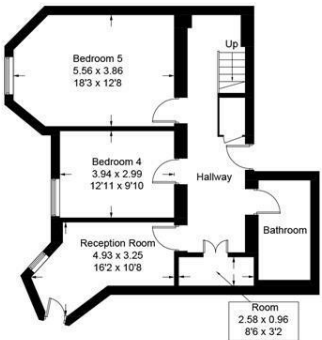
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area = 229.0 sq m / 2470 sq ft



Garden Level



Entrance Level

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165052)