



Blue Waters, Hennapyn Road





# Blue Waters,

Torquay, TQ2 6QL

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

Situated in the highly sought-after coastal location of Livermead, this charming and characterful four-bedroom detached home offers breath taking panoramic sea views and an enviable southerly aspect.

- Detached Coastal Family Home
- Ample Parking & Detached Double Garage
- Breath Taking Sea Views
- Council Tax Band G
- Four Bedrooms (Ensuite to Principle Room)
- Generous Accommodation Over Three Floors
- Southerly Facing Rear Gardens
- Freehold

Asking Price £1,100,000

## SITUATION & DESCRIPTION

Situated in the highly sought-after coastal location of Livermead, this charming and characterful four-bedroom detached home offers breath taking panoramic sea views and an enviable southerly aspect. Boasting light-filled and spacious accommodation across three floors, the property is beautifully presented throughout, making it an ideal family home. Upon entering, you are welcomed into a generous living/dining room, perfect for entertaining, while the extended modern kitchen leads into a full-length conservatory, where you can enjoy glorious views across the bay. The first floor continues to impress, featuring a stunning master suite with an ensuite and captivating sea views, two further bedrooms, and a well-appointed family bathroom. The second floor hosts an additional double bedroom, offering a commanding vantage point over the bay and out to sea. Externally, the home benefits from ample parking, a double garage, and an expansive, level garden with a large lawn, patio, and raised deck, all designed to maximize its sunny aspect. A rare opportunity to acquire a truly exceptional coastal home in a prime location.

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. The property is also ideally positioned for easy access to Torquay seafront, as well as Torquay railway station. There is a choice of well-regarded schools in the area including Preston and Cockington primary schools plus Torquay and Churston Grammar Schools.





## ACCOMMODATION

Access to this delightful home is via a welcoming entrance porch, which leads into a spacious entrance hall featuring engineered wood flooring and providing access to all ground-floor rooms. The generous living/dining room offers a warm and inviting atmosphere, with a charming wood burner serving as the focal point. The space is further enhanced by engineered wood flooring and two sets of double-glazed patio doors that open into the full-length conservatory, allowing natural light to flood the room while framing the breath taking sea views.

The extended kitchen is a true highlight, thoughtfully designed with ample storage and preparation space. It features a butler sink, a 1 ½ bowl sink with a water filter, an integral oven, a five-ring gas hob with a cooker hood above, and a microwave oven. There are designated spaces for a dishwasher, tumble dryer, and washing machine, as well as an AGA for those who appreciate traditional cooking. The kitchen is finished with stylish tiled flooring and houses the wall-mounted boiler. Completing the ground floor is a convenient cloakroom with a WC and wash basin.

Drifting upstairs to the first floor, the landing provides access to all rooms and the staircase leading to the second floor. The impressive principal bedroom boasts breath taking coastal views, with double-glazed French doors opening onto a private balcony, an idyllic spot to enjoy your morning coffee while taking in the scenery. A door leads to the luxurious ensuite bathroom, which features a contemporary five-piece suite, including a WC, double shower cubicle, bidet, wash hand basin, and a stylish roll-top bath. Bedroom two, another spacious double, enjoys the same stunning sea views, while bedroom four is a well-proportioned single, currently utilised as a home office. A beautifully appointed family bathroom completes this level, offering a four-piece suite with a round Jacuzzi bath, double shower cubicle, WC, and wash hand basin. Ascending to the second floor, a further generously sized double bedroom commands an elevated position, treating guests to sweeping coastal and sea views.

## OUTSIDE

The property is approached via a driveway with ample parking for three vehicles and provides access to the detached double garage, which benefits from a useful loft storage area, power, and lighting, along with an electric up-and-over door. A side pathway leads to the beautifully landscaped rear gardens, a true highlight of the home. A large raised patio and wooden deck create the perfect setting for outdoor entertaining, offering a sun-soaked retreat throughout the day while showcasing stunning coastal views. The expansive, level lawn provides plenty of space for the whole family to enjoy, bordered by well-maintained flower beds and mature specimen trees that add privacy and charm. To the rear, an additional patio area, a tranquil pond, and further breath taking views of the coast and passing trains complete this exceptional outdoor space.

## SERVICES

Mains Gas, Water & Electric, Mains Drainage. Standard and Ultrafast broadband available in the area with Virgin Media and Openreach. Mobile coverage limited with EE, Vodafone, Three and O2

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay follow Torbay Road A3022 towards Paignton. At the traffic lights by the Grand Hotel turn right and then immediately left behind the grand hotel, cross the railway bridge and follow over the brow of the hill joining Hennapyn Road. Blue Waters can be found after a short distance 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.

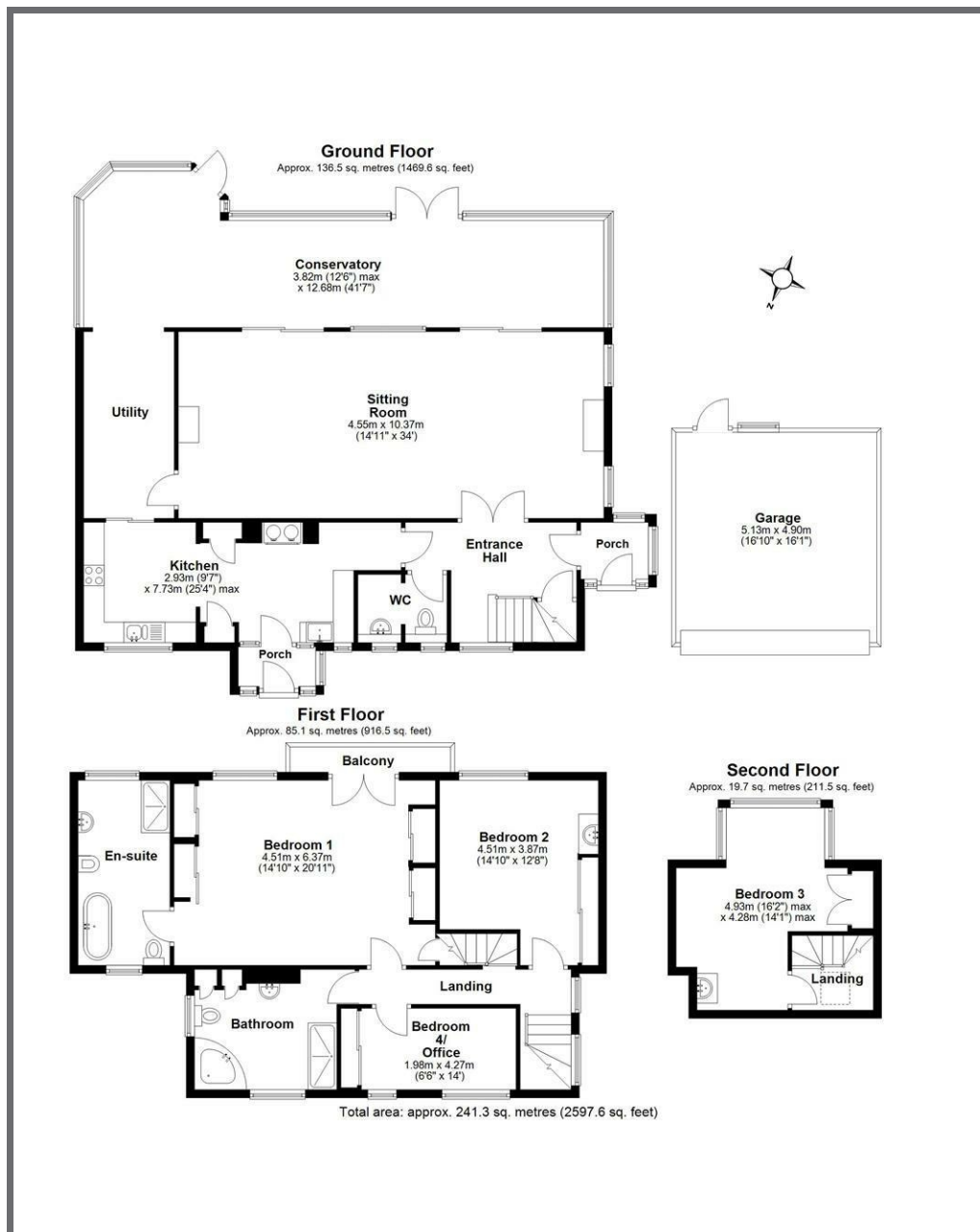


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	72
England & Wales		EU Directive 2002/91/EC

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