



Little Clevelands,



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Seaway Lane, Torquay, Devon TQ2 6PN

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

This stunning four-bedroom detached family home is a rare gem, nestled in beautifully maintained grounds with breath taking views over the rolling hills of Cockington Valley.

- Four Double Bedrooms (Ensuite to Master)
- Southerly Facing Rear Garden
- Potential for further Improvements
- Council Tax Band G
- Breath Taking Countryside Views
- Ample Parking & Garage
- No Forward Chain
- Freehold

Asking Price £700,000

SITUATION & DESCRIPTION

This stunning four-bedroom detached family home is a rare gem, nestled in beautifully maintained grounds with breath taking views over the rolling hills of Cockington Valley. Boasting a highly desirable location on one of Chelston's most sought-after roads, this property offers the perfect blend of tranquillity and convenience, just moments from Torquay seafront and the charming village of Cockington. Offered to the market with no forward chain, this is an exceptional opportunity to secure what could be your dream 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 within walking distance of Cockington village and country park which covers circa 460 acres of woodland, lakes and meadows. A selection of highly regarded schools, including nationally recognised Grammar Schools are equally accessible.



ACCOMMODATION

Stepping through the enclosed porch, you are welcomed into a bright and spacious reception hall, where the staircase rises to the first floor. The hall provides access to a cloakroom/WC and the principal living areas. To the right, the well-appointed kitchen boasts ample wall, base, and drawer units, a built-in dishwasher, and space for a fridge/freezer. This space has been thoughtfully extended to include a charming breakfast area with a matching island, leading seamlessly into the conservatory and out onto a generous rear decked terrace, the perfect spot for outside dining and to enjoy the stunning views. A side door provides additional access to both the front and rear gardens. The adjacent sitting room boasts spectacular views over Cockington Valley from its charming bay window seat, while a door leads through to a practical utility area with plumbing for a washing machine, space for a tumble dryer, and direct access to the terrace. To the left of the property, the formal dining room features a characterful fireplace and an abundance of natural light, with a front-facing window and patio doors opening to the rear terrace. A further reception room, divided into a sunroom with a striking lantern-style window and a snug/playroom with built-in shelving, offers versatile living space. Formerly an integral garage, this converted area is now an ideal home office, hobbies room, or additional family space, catering to a variety of lifestyle needs.

The first floor of this impressive home boasts four generously sized double bedrooms, each offering ample space for storage. The master suite is a true retreat, featuring fitted wardrobes, an ensuite shower room, and French doors that open onto a private balcony, affording commanding views over the rear garden and Cockington Valley. The second and third bedrooms also benefit from the same stunning outlook, with the second bedroom further enhanced by a charming walk-in bay window. The fourth bedroom is positioned at the front of the property, alongside the well-appointed family bathroom and a convenient airing cupboard. A spacious landing provides access to the part-boarded loft via a pull-down ladder, offering additional storage space.

OUTSIDE

Outside, the property boasts a spacious driveway providing ample off-road parking for multiple vehicles, with a gated side entrance and a welcoming central porch. The beautifully landscaped, south-facing rear garden is a true highlight, predominantly laid to lawn and adorned with mature shrubs, offering both privacy and ample space for the family to enjoy. A timber garden shed provides additional storage, while fencing to the boundaries enhances the sense of seclusion. Steps lead up to a generous timber decked terrace, perfect for outdoor entertaining or simply enjoying the sunshine. Additionally, a door grants access to a useful under-house storage area.

SERVICES

Mains Gas, Water and Electric with Mains Drainage. Up-to Ultrafast broadband in the area with Openreach and Virgin Media. Mobile coverage limited with EE, Three and Vodafone.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Torquay take the A379 road heading in the direction of Paignton. At the traffic lights before The Grand Hotel turn right onto Rathmore Road and then take your first left onto Hennapyn Road, follow the road round and turn right onto Seaway Lane. Follow this road up the hill and as it levels out you will find the house on your left after about 100 meters.



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.



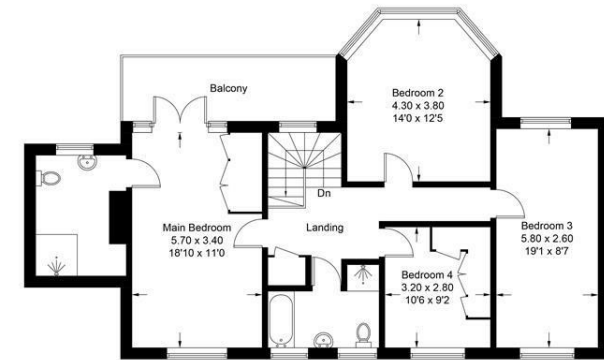
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales		
EU Directive 2002/91/EC		

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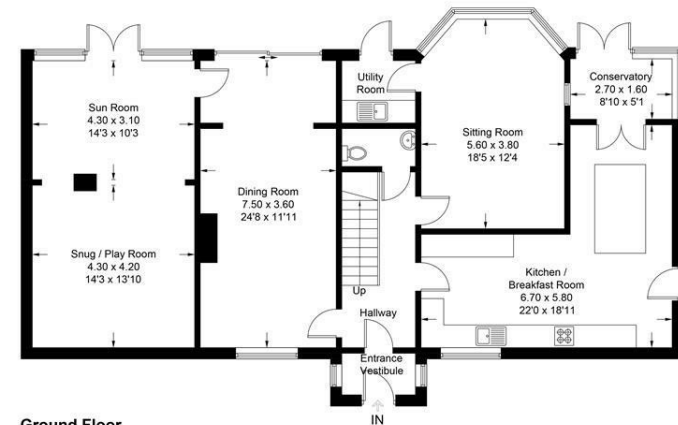
torquay@stags.co.uk

01803 200160

Approximate Gross Internal Area = 225.2 sq m / 2424 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1175652)



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