



Chapter House,





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Meadow Road, Torquay, TQ2 6PR

Totnes 7.8 miles Exeter 22 miles Dartmouth 10 miles

Privately positioned on a generous, sun-drenched southerly plot, this spacious and well-presented family home boasts stunning sea views from many rooms, overlooking the lush gardens and trees out across the Bay to Berry Head.

- Four Double Bedrooms (2 EnSuite)
- Quiet Sought After Location
- Ample Parking & Integral Garage
- Solar Panels & Tesla Battery
- Council Tax Band G
- Stunning Coastal Views
- One Bedroom Annexe
- Walking Distance to Seafront & Train Station
- Landscaped Private Gardens
- Freehold

Guide Price £1,250,000

## SITUATION & DESCRIPTION

Privately positioned on a generous, sun-drenched southerly plot, this spacious and well-presented family home boasts stunning sea views from many rooms, overlooking the lush gardens and trees out across the Bay to Berry Head. Thoughtfully arranged over two floors, the property offers four generously sized double bedrooms—two with ensembles—and a well-appointed family bathroom, all accessed from a striking galleried landing. The ground floor features an impressive kitchen/dining room, a large and welcoming sitting room, a study, shower room, and a practical utility room. In addition, a versatile one-bedroom annexe sits above the integral double garage, ideal for guests, extended family, or potential rental income. This exceptional home combines traditional layout with breath taking views and outstanding space, making it perfect for modern family living.

Meadow Road is one of Torquays best kept secrets and is arguably one of the finest locations the Bay has to offer. This quiet Cul de sac is situated between the favoured areas of Chelston and Livermead, and forms part of the Cockington Conservation area. The few properties along this private road rarely come up for sale and benefit from a high degree of privacy and lovely views over the surrounding area to the sea. The medieval village of Cockington, only a short stroll away, is noted in the Domesday Book, and is surrounded by nearly 500 acres of parkland, lakes and woodland walks. The seafront and beach are equally as close, half a mile or so along the sea front is Torquay marina. The area is famous for year round water sports and renowned for its naturally mild climate and award winning beaches.

There are first class educational facilities on your doorstep; within a couple of miles are Torquay boys and girls grammar schools as well as a number of well-regarded state and private sector schools. With the new link road Exeter and the M5 motorway can be reached in half an hour. Torquay train station is only a few minutes away with a mainline service to Paddington via Newton Abbot. Exeter Airport has regular flights to many international and European destinations.





## ACCOMMODATION

As you step through the front door, you're greeted by an impressive double-height reception hall, where a wide turned staircase leads up to the elegant galleried landing with a large woodburning stove taking centre stage. The spacious triple-aspect sitting room is bathed in natural light and opens through patio doors onto a generous terrace, perfectly positioned to enjoy views over the beautifully landscaped gardens and out to sea. A fire adds a warm, welcoming touch. The heart of the home is the large kitchen/dining room, which features a bay window and French doors leading to a sunny terrace. Here, you can take in the sea views while enjoying meals or entertaining guests. The kitchen itself is sleek and stylish, with polished tiled flooring, gloss white units, and luxurious granite worktops. Integrated appliances include an induction hob, eye-level double oven, and dishwasher. A well-equipped utility room provides additional storage and access a handy store room and the integral garage, while a study off the hall—easily adaptable as a fifth bedroom—is served by a convenient ground floor shower room.

Upstairs, the property offers four generous double bedrooms. The principal suite is exceptionally spacious and features French doors opening to a Juliet balcony with far-reaching views across the bay to Berry Head. The ensuite adds a touch of luxury, as does the equally well-appointed second bedroom, which also benefits from recently fitted ensuite facilities and access to a private balcony affording stunning views over the garden and beyond. Two further double bedrooms are on the first floor, both of which enjoy the same sea views. The family bathroom is elegantly designed with a freestanding bath and a separate shower cubicle. Completing this superb offering is a self-contained annexe situated above the garage. With its own entrance, double bedroom, bathroom, and open-plan kitchen/sitting room, it's ideal for an extended family member or independent teen. While current planning restrictions prevent letting, the space offers valuable flexibility and privacy within this outstanding coastal home. Recently installed solar panels, paired with a Tesla battery, efficiently provide sustainable electricity for the property, reducing energy costs and environmental impact.

## OUTSIDE

Approached through an impressive gated entrance, a sweeping driveway leads past the beautifully maintained gardens to a generous parking area beside the integral double garage. The extensive, predominantly south-facing grounds offer a high degree of privacy and gently slope away from the house, creating a stunning setting of open lawn interspersed with mature trees, shrubs, and raised flower borders. A tranquil ornamental pond and a secluded patio beneath a majestic willow tree provide a perfect spot to relax and enjoy the surroundings. A wraparound terrace extends along the front of the property and continues to the side, where a hot tub, greenhouse, and charming herb garden are enclosed by traditional dry stone walling—ideal for keen gardeners. To the rear, a thoughtfully landscaped terraced area with raised beds forms a productive kitchen garden, complemented by a summer house and large storage shed, offering both practical and leisure space in this exceptional outdoor haven.

## SERVICES

Mains Gas, Water & Electric, Solar Panels with Tesla Battery and Water Filtration System, Standard and Ultrafast Broadband available in the area with Openreach. Mobile coverage likely with O2.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

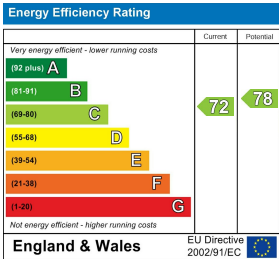
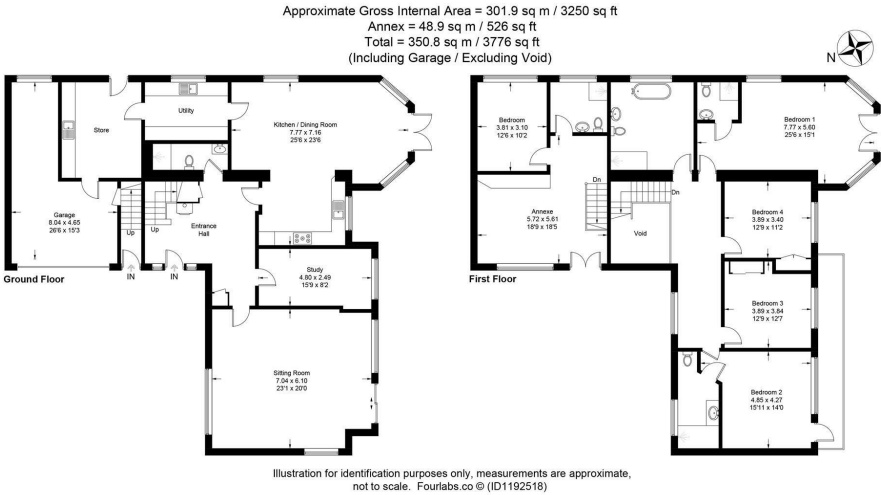
## DIRECTIONS

From Stags Torquay and the sea front head south toward Paignton, turn right onto Cockington Lane after Livermead House Hotel. Continue until roundabout and take second exit onto Old Mill Road. Meadow Road is the first left half way up the hill





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.



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