



Blue Hayes, Park Hill Road



Blue Hayes, Park Hill

Torquay, TQ1 2DQ

Dartmouth 10 miles Totnes 10 miles Exeter 21 miles

Welcome to this exquisite, lovingly restored and modernised 1920's Art Deco coastal home, perfectly positioned near the harbour and offering commanding sea views.

- Elegant Art Deco Style Coastal Home
- Expansive Sea Views
- Four Bedroom Detached Property
- Triple Garaging & Ample Parking
- Separate Two Bed Annexe with Sea Views
- Southerly Facing Landscaped Garden
- Located Close to the Harbour
- No Forward Chain
- Freehold
- Council Tax Band G

Asking Price £1,350,000

SITUATION & DESCRIPTION

Welcome to this exquisite, lovingly restored and modernised 1920's Art Deco coastal home, perfectly positioned near the harbour and offering commanding sea views. This stunning property boasts a grand double-height entrance hall, leading into an elegant open-plan living, dining, and kitchen area, seamlessly opening onto a Mediterranean-style garden with far-reaching coastal vistas. The first floor features three spacious double bedrooms, including one with an ensuite, plus a contemporary family bathroom. The crowning glory is the master suite, occupying the entire second floor, where you'll enjoy panoramic sea views, a luxurious ensuite complete with a steam room and sauna, and a generous dressing room.

Outside, the property further impresses with a block-paved driveway, accessed via electric gates from a private road, leading to a triple garage complete with an electric vehicle charger and built-in storage sheds. At the rear of the garden, a stylish garden annexe offers a self-contained living space with a fitted kitchen/living room, two bedrooms, and a modern shower room. The expertly landscaped formal garden is designed for year-round enjoyment, featuring a sunny and relaxed space perfect for entertaining, with a Hydropool, an outdoor kitchen, and beautifully established borders that provide vibrant colour throughout the seasons, the perfect spot to enjoy the stunning views.

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.



ACCOMMODATION

Access to the property is through elegant double doors, opening into a striking double-height entrance hall with bespoke stairs leading to all floors. The sleek porcelain-tiled floor guides you into the open-plan living and dining area, where a feature log burner and decorative panelled wall create a captivating focal point. Bathed in natural light from expansive bi-fold doors and floor-to-ceiling windows, this space offers breath taking views of the Bay with under floor heating throughout. The living area flows seamlessly into the contemporary kitchen, complete with modern shaker style fitted units, inset sink with boiling tap, two Neff 'hide and slide' ovens, a microwave oven, coffee machine, large central island with an integrated induction hob, extractor, and a wine chiller under a Quartz work surface. A convenient utility room with matching units provides additional storage, inset sink along with space for a washing machine and tumble dryer. A downstairs shower room with WC and wash hand basin and double shower completes the accommodation on the ground floor.

Drift upstairs to the first floor, where a spacious landing with elegant herringbone charred oak flooring leads to all rooms and continues into each bedroom. The three bedrooms are generously sized doubles, with two enjoying impressive sea views, and bedroom two benefitting from its own modern ensuite comprising a three piece suite with WC, wash hand basin and double shower cubicle. A sleek, contemporary family bathroom serves the remaining bedrooms. All rooms feature under floor heating.

Ascend to the top floor, where the master suite occupies the entire level, capturing sweeping views across the bay and out to sea. This expansive retreat features porcelain tiled flooring with underfloor heating and a luxurious ensuite complete with his and hers sinks, a freestanding bath, WC, shower/steam room, and sauna. A separate dressing room with built-in wardrobes offers ample storage space, completing this stunning master suite.

OUTSIDE

Positioned on the southerly aspect, the beautifully landscaped formal garden takes full advantage of its prime location, offering a Mediterranean ambiance with established borders, an outdoor kitchen, ample seating, and a Hydropool. Parking is conveniently located on the opposite side of the property, with a block-paved driveway accommodating several vehicles, accessed via electric gates from a private road. The triple garage includes an electric vehicle charger, power and lighting. Steps lead up to the detached annexe, a charming wooden structure featuring two bedrooms, a three-piece bathroom suite, and a kitchen/living area complete with an integral oven, hob, extractor, and separate fridge freezer. Bi-fold doors open onto a full-length balcony—perfect for soaking in the breath taking views.

SERVICES

ASHP, Water, Electric & Mains Drainage. Up to Ultrafast Broadband with Openreach and Virgin Media. Mobile coverage likely with O2 and Vodafone.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Torquay follow around the harbourside turning right at the clock tower, proceed along Victoria Parade and continue past the Living Coasts, the Royal Torbay Yacht Club and you will find Imperial Court shortly on your right.



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.



Approximate Area = 3278 sq ft / 304.5 sq m
 Garage = 448 sq ft / 41.6 sq m
 Annexe = 538 sq ft / 49.9 sq m
 Total = 4264 sq ft / 396 sq m
 For identification only - Not to scale

Garage
7.70 x 5.36m
253 x 177

Annexe
Bedroom 1
3.35 x 2.90m
11' x 9'6"
Bedroom 2
3.18 x 3.15m
10'3" x 10'3"
Kitchen / Sitting Room
8.00 x 4.28m
26'3" x 14'1"

Ground Floor
Kitchen / Sitting Room
10.82 x 9.53m
35'6" x 31'3"
Utility
3.76 x 2.74m
12'4" x 9'

First Floor
Bedroom 2
8.08 x 3.58m
26'6" x 11'9"
Bedroom 4
4.57 x 3.76m
15' x 12'4"

Second Floor
Bedroom 1
9.58 x 3.73m
31'5" x 12'3"
Bedroom 3
4.95 x 3.86m
16'3" x 12'

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1191161



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			
		78	84
England & Wales		EU Directive 2002/91/EC	

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