


ABSOLUTE

# Harbour Heights Museum Road, Torquay

£600,000



# Harbour Heights Museum Road

## Torquay

The harbour, the marina and the open sweep of Tor Bay form the backdrop to daily life at Harbour Heights. Broad picture windows draw the water into view from the principal rooms, while generous terraces provide elevated places to sit above the boats and watch the light move across the bay. For a home with such a quiet setting, the proximity to Torquay's waterfront is remarkable: its cafés, restaurants and harbour walks are only a few hundred yards away.

An extensive programme of refurbishment and extension has created a spacious contemporary home with a calm, beautifully composed interior. The broad glazed frontage and glass edged balconies give the property a distinctive coastal identity, with an emphasis on light, open outlooks and a close connection between the rooms and their terraces. Sunlight reaches deep into the living spaces, bringing welcome natural warmth on bright days. Alongside the three bedroom main house, a self contained two bedroom annexe provides additional accommodation with its own access.










Landscaped steps lead up to the front door, opening into a generous reception hallway with a cloakroom and WC. The living room is particularly impressive, both for its proportions and for the full width windows that frame the harbour, marina and sea beyond. There is ample room for substantial seating, yet it is the outlook that holds your attention: the movement of boats, the changing colour of the water and, later, the lights around the harbour.

The kitchen and dining room enjoys its own broad sea views and provides an equally inviting space for everyday living and entertaining. Quartz worktops extend around a well equipped kitchen with generous storage and preparation space, together with a peninsula breakfast bar. Integrated appliances include a five ring gas hob, dishwasher, fridge and freezer, plus twin Neff ovens, one incorporating a microwave. A hot water tap and underfloor heating add practical comfort. Sliding doors open to the side, where steps rise to a further terrace.

Upstairs, all three bedrooms are generous doubles with direct access to outdoor space and views towards the harbour and bay. The principal bedroom has four built in double wardrobes, an en suite shower room and its own substantial terrace. Opening the doors to the sea air and stepping outside with a morning coffee is an everyday pleasure here.

The two further bedrooms each open onto a shared balcony overlooking the marina, giving family and guests the same connection to the setting. A spacious main bathroom includes a freestanding roll top bath and separate shower. The broad landing offers room for a reading area or desk, with access to the rear garden and a useful large storage cupboard off the inner hallway.

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**The annexe**

The separate two bedroom annexe adds considerable flexibility. With its own entrance and separately arranged access, it offers a comfortable place for visiting friends or family to stay with a degree of independence from the main house.

Its contemporary accommodation includes an open plan living space with fitted kitchen area, two bedrooms, a shower room and separate WC. Harbour and sea views continue the coastal setting of the main residence. For buyers considering a home and income arrangement, there is also potential to explore holiday letting, subject to confirmation of the annexe's permitted use and any necessary consents.

For buyers seeking a contemporary coastal home with space for guests, Harbour Heights brings together broad sea views, generous rooms and several terraces within walking distance of Torquay's waterfront. The separate annexe offers welcome independence for visitors or family, while the garage and shared parking support everyday practicality. The harbour remains a constant presence, visible from home and close enough to enjoy on foot.

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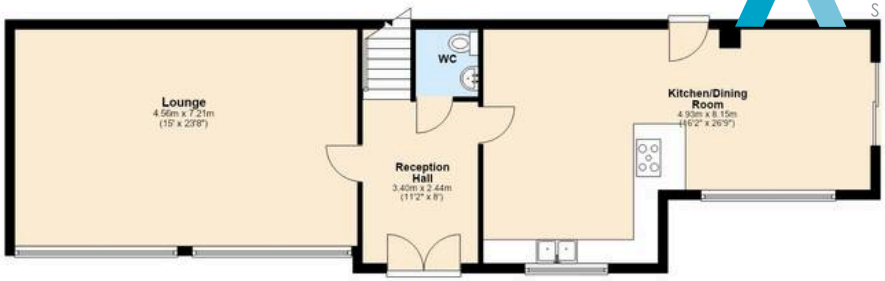

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## Ground Floor

Approx. 101.5 sq. metres (1093.1 sq. feet)

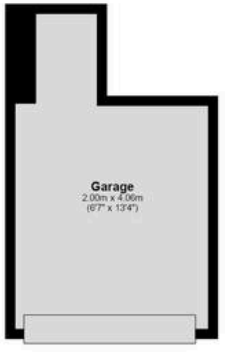



## Store

Approx. 0.0 sq. metres (0.0 sq. feet)

(excluding Under house Store)




## First Floor

Approx. 129.6 sq. metres (1395.4 sq. feet)

(excluding Balcony, Balcony)







Total area: approx. 231.2 sq. metres (2488.5 sq. feet)



# Absolute Sales & Lettings

**Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG**

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk