



**JOHN COUCH**
THE ESTATE AGENT

Ferndene Higher Erith Road
Torquay Devon
£735,000 Freehold



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Torquay Devon TQ1 2NH

£735,000 Freehold



A beautifully restored semi-detached Victorian era home with supremely comfortable accommodation comprising three reception rooms, four bedrooms and two bathrooms, terraced gardens and driveway parking

- Conservation area ■ Close to amenities & beaches
- Three reception rooms ■ Kitchen ■ Utility ■ Cloakroom/WC
- Four bedrooms ■ En-Suite ■ Family bathroom
- Gardens ■ Timber garden house ■ Driveway parking

FOR SALE FREEHOLD

Ferndene is the perfect blend of fine period details and modern convenience that harmonise perfectly creating an elegant home styled with clever contemporary touches.

The carefully considered accommodation provides well-proportioned living spaces with a kitchen opening to one of the reception rooms making a wonderful entertaining space. There are four double bedrooms, with the principal bedroom having an en-suite bathroom. Privately located yet within a short walk of local amenities, there are gardens with south-west facing sun terraces and excellent driveway parking.

LOCATION

This distinctive Victorian home is privately located in a slightly elevated position on a desirable residential road within the sought after Lincombes Conservation Area where fine period homes are set along tree lined roads.

Ferndene is with a short walk from the village style community of Wellswood where there are superb local facilities including convenience stores, a French patisserie, delicatessen, pharmacy, post office, pub, restaurants, cafes, salons, boutique shops, school and Church.

The harbourside and facilities of the town are within easy reach and there are good local beaches at Anstey's Cove and Meadfoot both with cafes with waterside terraces and access to the South West coastal path.

INSIDE

Approached through a useful vestibule an inner door opens to the welcoming hallway where the house offers over 2,000 sq.ft of accommodation unfolding over two levels.

To the right of the hallway is the delightful sitting room where a large canted bay has original working shutters and provides an abundance of natural light with south westerly views across the front garden.

A handsome fireplace now houses a log burner creating a cosy focal point during the winter months. Adjacent to the sitting room is a formal dining room with an attractive fireplace and a large window overlooking the front garden and the surrounding area.

Across the hallway a cosy sitting room has a feature fireplace with wood-burner and a window to the rear aspect providing natural illumination. Double doors allow this space to be opened up to the kitchen, creating a fabulous space for entertaining.

VIEWING BY APPOINTMENT ONLY

The kitchen window overlooks the front of the house with the room being fitted with a superb range of period style cabinetry with a fine gas-fired Aga making this the heart of the home. A kitchen island creates additional workspace and provides the perfect place for casual dining.

To the rear of the kitchen a door opens to a lobby where a further door opens to the garden courtyard, there is also a fully fitted utility room with space and plumbing for laundry appliances, and a separate cloakroom/WC.

Returning to the hallway an elegant staircase with barley twist banister rises to a half-landing before turning to arrive at the first floor. At this level there are four double bedrooms, two of which have some built-in storage, the principal bedroom having a feature fireplace and a beautifully fitted en-suite shower room.

A few steps down from the landing a large family bathroom has windows to the rear, double wash basins, a walk-in double width shower and fitted bath.

OUTSIDE

The driveway rises from the road to a parking and turning area from where the gardens can be accessed. To the front aspect is a level lawn and sun terrace bordered by mature shrubs and to the rear a series of sun terraces rise to the rear boundary.

To the rear of the house is a covered laundry drying area and some original outhouses for storage.

A few steps rise to a west facing terrace located to take advantage of any late afternoon sun with the next level having a useful shed and some raised vegetable beds. To the top of the garden is a level lawn with a terrace and fabulous contemporary style timber summer house with power and light.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina.

The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element. The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed.

At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours.

The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2026/27 £3548.99)

MOBILE PHONE COVERAGE 02 EE, Three and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)









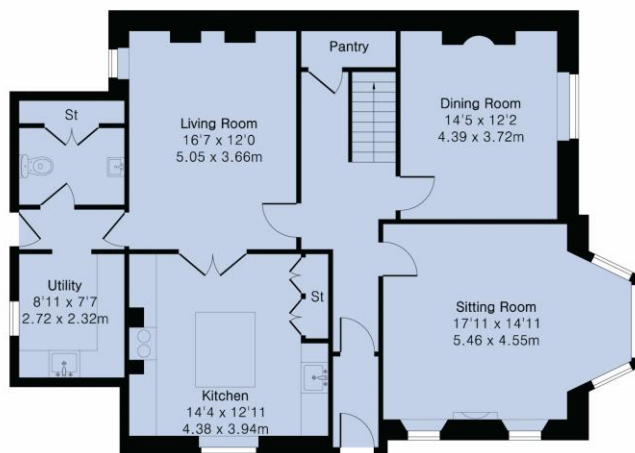




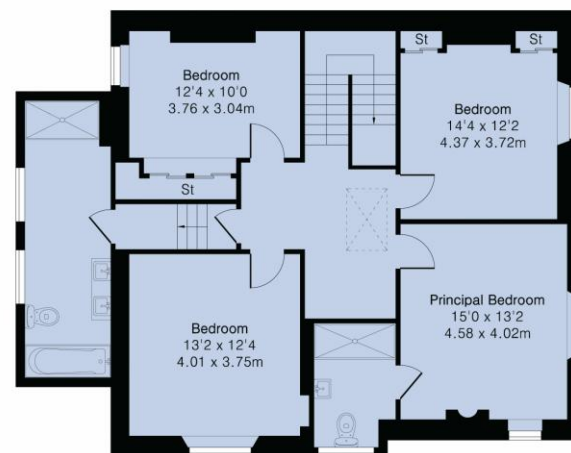
Approximate Gross Internal Area 2285 sq ft - 212 sq m

Ground Floor Area 1161 sq ft – 108 sq m

First Floor Area 1124 sq ft – 104 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

INK PLAN

Produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or mis-statement. These plans are for representation purposes only and no guarantee is given on the total square footage of the within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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