



Guide Price Of £625,000 - £650,000

Loxbury Road,  
Chelston, Torquay,  
TQ2 6RS

A beautifully presented impressive four bedroom detached character property situated in a sought after area located on Loxbury Road at the head of a quiet cul-de-sac bordering Cockington Country Park. The property offers both front and rear outdoor spaces as well as sea views. The elevated setting has wonderful picturesque views of scenic Cockington Valley creating a serene atmosphere. The property has a driveway, parking for multiple vehicles providing ample space for residents and guests with an abundance of outdoor space. The property comprises of two spacious reception rooms that flow seamlessly between indoors and outdoors. There is a newly fitted spacious high-end Magnet kitchen and spacious breakfast/dining room. There are two double bedrooms on the ground floor, one with Burlington ensuite & a family bathroom with separate toilet. On the first floor are two additional double bedrooms. Situated on Loxbury Road bordering Cockington country park, there is an amazing local parade of shops on Walnut road close by. On viewing one can fully appreciate the charms and versatility this property has to offer.



**ENTRANCE** The journey begins in the driveway of this picturesque property. Following four steps, you will reach a paved terrace, which provides a pleasant place to pause and take in the surroundings. The entrance porch, accessed through a double glazed front door, greets you with its recessed matwell. Passing through the attractive and decorative inner door, you'll step into the reception hallway. Here, you'll immediately notice the timeless elegance of varnished oak woodblock flooring, adding warmth and character to the space.

**DINING ROOM** As you pass through the reception hallway, you will find convenient access to the dining room. This well-appointed space seamlessly continues the varnished woodblock flooring, ensuring a harmonious flow throughout the home. The dining room boasts a triple aspect, allowing natural light to flood the room from various angles. The bay window provides captivating views over the picturesque Cockington Valley and the sparkling sea at Torbay. Additional windows and doors on both sides of the room lead out to the front terrace, inviting a seamless indoor-outdoor connection. An open archway connects the dining room to the sitting room, enhancing brightness and spaciousness. This layout creates an open plan feel, allowing for flexibility in furniture arrangement and facilitating effortless socializing or entertaining. With its beautiful layout and practical features, the dining room exudes an inviting atmosphere.

**KITCHEN/BREAKFAST ROOM** A high end newly fitted Magnet kitchen beautifully appointed and spacious. Fitted with a comprehensive range of wall and base units to include larder cupboards and saucepan drawers. There is a range of integrated appliances to include fridge/freezer, dishwasher, washing machine and space for a range cooker. There are side and rear windows allowing in natural light. There is an attractive built in seating area providing dining/breakfast options. Quooker tap, quartz worktops, four pan drawers below the seating area and pull out ladder. A door from the kitchen leads out providing access to the garden.

**SITTING ROOM** This spacious sitting room embodies elegance and comfort. As you enter, you will notice the double-glazed bay window, which offers a picturesque view of the front garden and terraces. A beautiful view of the rolling fields of Cockington Valley, and beyond, as well as the sparkling sea can be seen from this window. Two additional double windows grace the side of the property, further enhancing the room's brightness. A captivating focal point within the sitting room is the feature limestone fire surround, complemented by a granite hearth. This exquisite detail, combined with a fitted wood burning stove, creates a cosy and inviting atmosphere. This is suitable for chilly evenings or gatherings with loved ones. Completing the room's aesthetic appeal is matching varnished oak flooring, elegantly arranged in a herringbone design. This timeless flooring choice adds sophistication and complements the overall ambiance of the space.

**BEDROOM ONE** A spacious and airy double aspect room that offers a delightful retreat within the property. The room benefits from a bay window located to the side, providing views of the driveway and glimpses of the serene Cockington Valley. Additionally, a window overlooks the rear garden, further enhancing the room's connection with nature. Boasting generous proportions this room presents ample space for comfortable furnishings, allowing you to create a personalised and relaxing haven.

**BEDROOM ONE - EN-SUITE** The en-suite shower room in bedroom one is a valuable addition to the room. This well-appointed space offers convenience and privacy, ensuring a comfortable and functional experience for its occupants. The en-suite features a three-piece suite that has been thoughtfully refitted by the current owners, showcasing their attention to detail and commitment to quality. There is a full-width vanity unit with a wash basin and a toilet, which is complemented by a tiled splashback. There is a corner shower cubicle equipped with a rain head and a hand shower for your bathing needs. Tiled walls surround the cubicle, adding an element of elegance and ease of maintenance. Completing the ensemble is a ladder-style heated towel rail, providing warmth and practicality.

**BEDROOM TWO** This spacious double bedroom provides ample space for relaxation and rest. This well-proportioned room is designed to accommodate comfortable furnishings and provide a serene retreat within the property. One of the standout features of this bedroom is the double glazed bay window positioned at the front of the room. This window provides a beautiful view of the charming surroundings of Cockington.

**BATHROOM** This well-designed room features a two-piece suite, offering the necessary amenities for your daily routine. The bathroom showcases a vanity unit with a wash basin on top. This provides both convenience and storage space with storage beneath. Adjacent to the vanity unit is a panelled bath, complete with hand-held shower mixer taps, allowing for versatile bathing options. The bathroom walls are partially tiled, providing a practical solution for moisture-prone areas while adding sophistication to the space. Additionally, a ladder-style heated towel rail ensures warm and cosy towels, adding luxury to your bathing experience. An obscure double-glazed window allows natural light to filter in while ensuring privacy.

**W/C** With a contemporary design, this W/C offers both practicality and style. The space includes a contemporary W/C with integrated wash hand basin, providing essential amenities in a compact and efficient manner. In addition to saving space, the integrated wash hand basin eliminates the need for a separate sink. Partially tiled walls in the W/C area offer easy maintenance and elegance. In addition, a period-style radiator/towel rail not only provides warmth, but also adds character and style to the room. An obscured window provides privacy and natural light while maintaining seclusion.

**FIRST FLOOR** Ascending the stairs from the reception area, you will reach the first floor landing. From the landing, you will find bedroom three. It is a generously sized space with stunning views of the picturesque Cockington Valley, extending towards Torbay's sparkling sea. This room features a window that maximizes these spectacular vistas. In addition, this bedroom includes a built-in wardrobe, providing storage for personal belongings. Furthermore, there is access to eaves storage and a loft access hatch that further enhances the room's functionality. Adjacent to bedroom three is bedroom four, which also benefits from the captivating views offered by the property's location. The window in this room allows for an abundance of natural light and provides an opportunity to appreciate the stunning scenery. Fitted wardrobes offer ample storage space for clothing and belongings. This bedroom also provides access to eaves storage, ensuring every inch of space is utilized efficiently.

**OFFICE/STORE ROOM** A detached building that was formerly a garage but has been thoughtfully converted into a modern office and store room. The store room is equipped with practical features such as work benches, power outlets, lighting, and a window. This room offers flexibility to accommodate various needs, whether for organizing supplies, completing projects, or engaging in hobbies. Connected to the store room, an internal door leads to the main office area. The office benefits from windows that provide delightful views over the charming Cockington surroundings, infusing the workspace with natural light and creating a pleasant atmosphere. Underfloor heating adds comfort during cold seasons, ensuring a cozy and productive environment. As for the actual office, it is of good size. This provides ample space for setting up a desk, chairs, and any office equipment required. This well-designed room provides an ideal setting to work in peace and quiet, fostering concentration and productivity.

**OUTSIDE** A driveway provides parking for two to three vehicles, making it convenient for both residents and visitors. A flagstone paved terrace is conveniently located at the front of the house, accessible directly from the dining room. From these terraces, you can enjoy breath-taking views of the sea and Cockington Valley. The lower lawned garden is surrounded by hedges, adding privacy and natural beauty to the setting. This well-maintained lawn offers additional space for outdoor activities or relaxation. In the rear garden, you will find a mainly lawned area that gently slopes, adding character to the outdoor space. Hedgerows and fences define the garden, ensuring privacy and security. A convenient outside tap provides easy access to water for outdoor activities. Furthermore, a utility cupboard provides a convenient location for a washing machine, making laundry tasks easier and more efficient.

