



**JOHN LAKE**  
ESTATE AGENTS

# Midway

Ashley Priors Lane | Maidencombe | Torquay | TQ1 4SE

Set in an idyllic, peaceful setting, almost at the head of a private road on the edge of the semi-rural Maidencombe valley, Midway is a DETACHED QUALITY HOME set in sizeable gardens and enjoying far reaching views to the sea at Lyme Bay as well as over the rolling fields to the hillsides of Teignmouth in the distance. The property offers well-proportioned split level accommodation, with three bedrooms complimented by three interlinked reception rooms and the opportunity of creating en-suite facilities to the principle bedroom. Within the gardens there is a workshop, home office/studio as well as a double glazed greenhouse. Off road parking for several vehicles and a double garage are other benefits provided by this lovely individual home.

The village of Maidencombe is serenely set between the coastal towns of Torquay and Teignmouth, both offering an array amenities, leisure activities and mooring facilities. The market town of Newton Abbot is also easily accessible with railway station providing direct links to most major cities. The coastal road will also provide an easy commute to Exeter. Locally, fine dining at Orestone Manor or the traditional ambiance of a village pub can be enjoyed within close proximity with both Maidencombe Beach and scenic South West Coastal Path within walking distance. Also nearby is the village of Stokeinteignhead with a highly regarded primary school.

£725,000 Freehold

JL

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# Step Inside

A driveway with gated steps leads to the OPEN ENTRANCE PORCH with front door opening to the split level RECEPTION HALL with double glazed rooflight, cloaks & linen cupboard. CLOAKROOM with WC, vanity unit and obscure window. From the Reception Hall stairs descend to the principal living accommodation with HALLWAY having attractive limestone tiled flooring with underfloor heating. Storage cupboard and low level door giving access to the boiler room housing the Worcester gas fired boiler, hot water cylinder and heating controls.

Multi-paned glazed doors open to the bright SITTING ROOM with attractive limestone tiled floor with underfloor heating, feature natural stone fireplace with wood burning stove, wooden mantel over and display ledges to either side. Wide French doors open to the paved terrace enjoying views over the gardens with sea views into Lyme Bay.

Wide archway to the DINING ROOM enjoying views over the gardens to the sea at Lyme Bay. Limestone tiled flooring with underfloor heating and door giving access to the patio. FAMILY ROOM also enjoying the splendid sea views, limestone tiled flooring with underfloor heating and feature fireplace with gas fire. Multi-paned glazed doors open to both the sitting room and dining room. BEDROOM 3 with windows to the rear and side, built-in cupboard and underfloor heating. The KITCHEN has been refitted by the current owners with a range of white high gloss fronted units and attractive composite and glass working surfaces with matching upstands and inset sink unit. Fitted six ring Fisher & Paykel dual fuel oven with twin fan assisted ovens and warming drawer beneath, integrated dishwasher and fridge/freezer. Breakfast Bar with units beneath, tiled floor and window to the side enjoying valley views and French doors opening to the rear deck enjoying beautiful sea and coastal views into Lyme Bay. A spiral staircase descends to the UTILITY with range of base units and working surface with inset twin bowl Franke sink unit. Built-in combination oven/microwave, provision for washing machine with further appliance space to the side. Tiled flooring, window to the side and door opening to the garden. From the Reception Hall stairs rise to the First Floor Landing. BEDROOM 1 with windows overlooking the gardens to the sea at Lyme Bay and doors opening to the BALCONY with tiled floor and glass balustrading enjoying the sea views. Potential En-Suite/Dressing Room with Velux window. BEDROOM 2 with window to the side enjoying the sea and valley views. Range of built-in wardrobes. BATHROOM with suite of panelled bath with shower over, wash hand basin set in vanity unit and WC. Fully tiled walls, large inset wall mirrors and extractor fan.

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**5**  
minute walk  
to  
The  
Coastal Path



**10**  
minute drive  
to  
St Marychurch



## Step Outside

Midway is approached from the end of Ashley Priors Lane to a large gravelled parking area for several vehicles leading to the DETACHED DOUBLE GARAGE with remote operated up and over door, power and lighting. To the rear of the garage a door opens to a decked terrace enjoying the beautiful sea views towards Hopes Nose and Long Quarry. The gardens are a particular feature of the property and are accessed by interlacing pathways. Joining the rear of the property is a large sun deck with beautiful views over the garden to the sea at Lyme Bay. To the southerly side is a large paved terrace immediately adjoining the principal living space. The gardens are mainly laid to gently sloping lawns, being landscaped with pond and planted with an abundance of plants, trees and shrubs. Outside lighting, power and water tap. An attractive two tiered patio with climbing vine adjoins the outbuildings where there is STUDIO/HOME OFFICE with lighting, power point. Double Glazed Greenhouse, Large Workshop and Garden Store.

## Additional Information

- Double Glazing
- Zoned Underfloor Heating
- Shared Septic Tank Drainage
- Council Tax Band - F' (Torbay Council)
- EPC - C

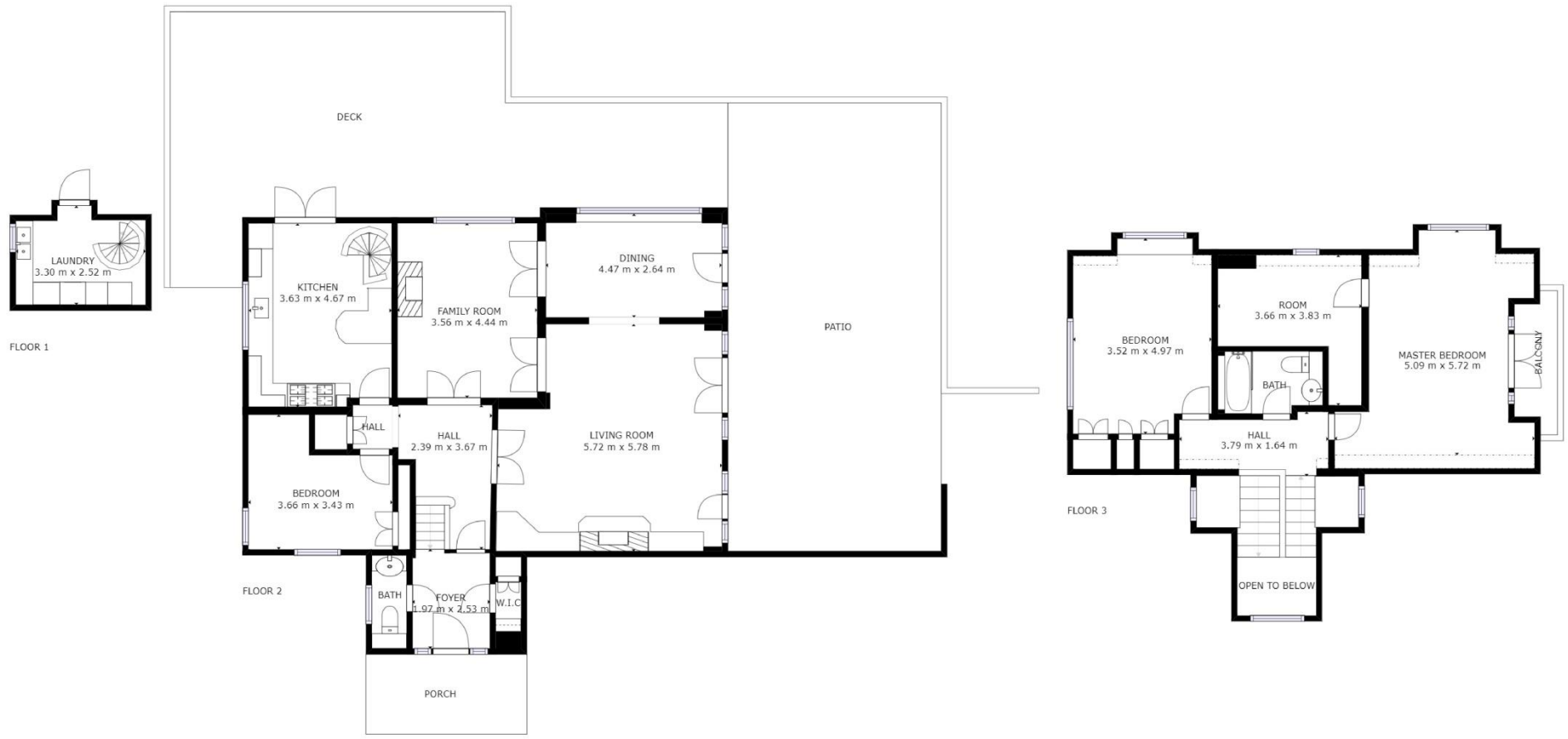
Please Note: The owners of Midway are shareholders, along with other property owners in Ashley Priors Lane, of a large piece of land that adjoins Ashley Priors Lane and the Maidencombe valley.

Directions: SAT NAV: TQ1 4SE. From our office in St Marychurch turn left at the traffic lights onto Fore Street, continue through the next lights onto St Marychurch Road and continue the Teignmouth Road. On passing the playing fields on both sides of the road, you will climb the hill towards Maidencombe. At the brow of the hill you will find Maidencombe House on the right hand side, opposite the Brunel Manor, and Ashley Priors Lane is found immediately after Maidencombe House on your right hand side.

## OWNERS INSIGHT

"Having lived and worked in Torquay for many years we were determined to find a home in a tranquil yet convenient setting and decided that Maidencombe was one of very few locations that was able to meet our requirements. As soon as we drove down the road and saw the beautiful views and the rolling fields we knew that this was the right location for us, quiet yet accessible. Over the last 10 years we have made a number of improvements to the property, both inside and out, having also spent a lot of time creating our 'haven' in the garden and we have never tired of the lovely views nor the peace and quiet. The time is now right for us to move on to pastures new and give any new owner the opportunity of enjoying the many benefits that Midway will offer them."

"With a collective of residents of Ashley Priors Lane, ourselves included, owning the field adjoining the road and leading into the valley this provides peace of mind that nothing should detrimentally impact upon the rural feel of this location nor interrupt the tranquillity that the setting offers, I am sure the main attraction for most of the owners of the lovely individual homes here."



GROSS INTERNAL AREA  
 FLOOR 1: 7 m<sup>2</sup>, FLOOR 2: 111 m<sup>2</sup>  
 FLOOR 3: 67 m<sup>2</sup>, EXCLUDED AREAS:  
 DECK: 63 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 4 m<sup>2</sup>  
 TOTAL: 186 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.