

STAGS

3 The Ferns St. Lukes Road

3 The Ferns St. Lukes

, Torquay, TQ2 5NX

Exeter 23 miles Dartmouth 11 miles Totnes 9 miles

A large family home sat on the Torbay coastline.

- Six Double Bedrooms Split Over Three Floors
- Kitchen/Breafast Room
- Carport & Driveway
- Tenure: Freehold
- Council Tax Band: E
- Adjasent to St Luke's Church
- Roof Terrace
- Sea Views
- Utilities: Mains water, Gas, Electric, Drainage
- EPC: F

£425,000

Occupying an enviable position in Torquay, adjacent to the historic St Luke's Church, this distinctive and substantial residence combines character, space and flexibility in equal measure. Ideally located within easy walking distance of the harbour, seafront and an excellent selection of shops, restaurants and amenities, the property offers expansive accommodation across three floors. Its adaptable layout makes it perfectly suited to larger families, multi-generational households or buyers seeking dedicated areas for home working and leisure pursuits.

The ground floor provides an excellent balance of comfortable family living and entertaining space. A spacious lounge, complete with a charming log-burning stove, creates a warm and inviting focal point, while the formal dining room offers an elegant setting for hosting guests. Further versatility is provided by an additional reception room and a separate hobbies room, both of which could be adapted to suit individual requirements. A utility room and a well-appointed shower room complete this level.

Arranged across the first floor is an impressive principal bedroom of exceptional proportions, enhanced by a thoughtful extension. The generously sized kitchen/breakfast room serves as the social heart of the home, offering ample space for everyday family life. This floor also accommodates a large double bedroom with its own en-suite shower room, a further bedroom with access to a private roof terrace, and a stylish family bathroom.

The top floor features three additional bedrooms, two of which benefit from en-suite shower facilities, providing comfortable accommodation for family members or visiting guests. Outside, a gravelled driveway and carport offer convenient parking, while a secluded central courtyard creates a private and peaceful outdoor sanctuary. Rarely do homes of this scale and character come to the market in such a sought-after central location, with the added advantage of stunning far-reaching views.













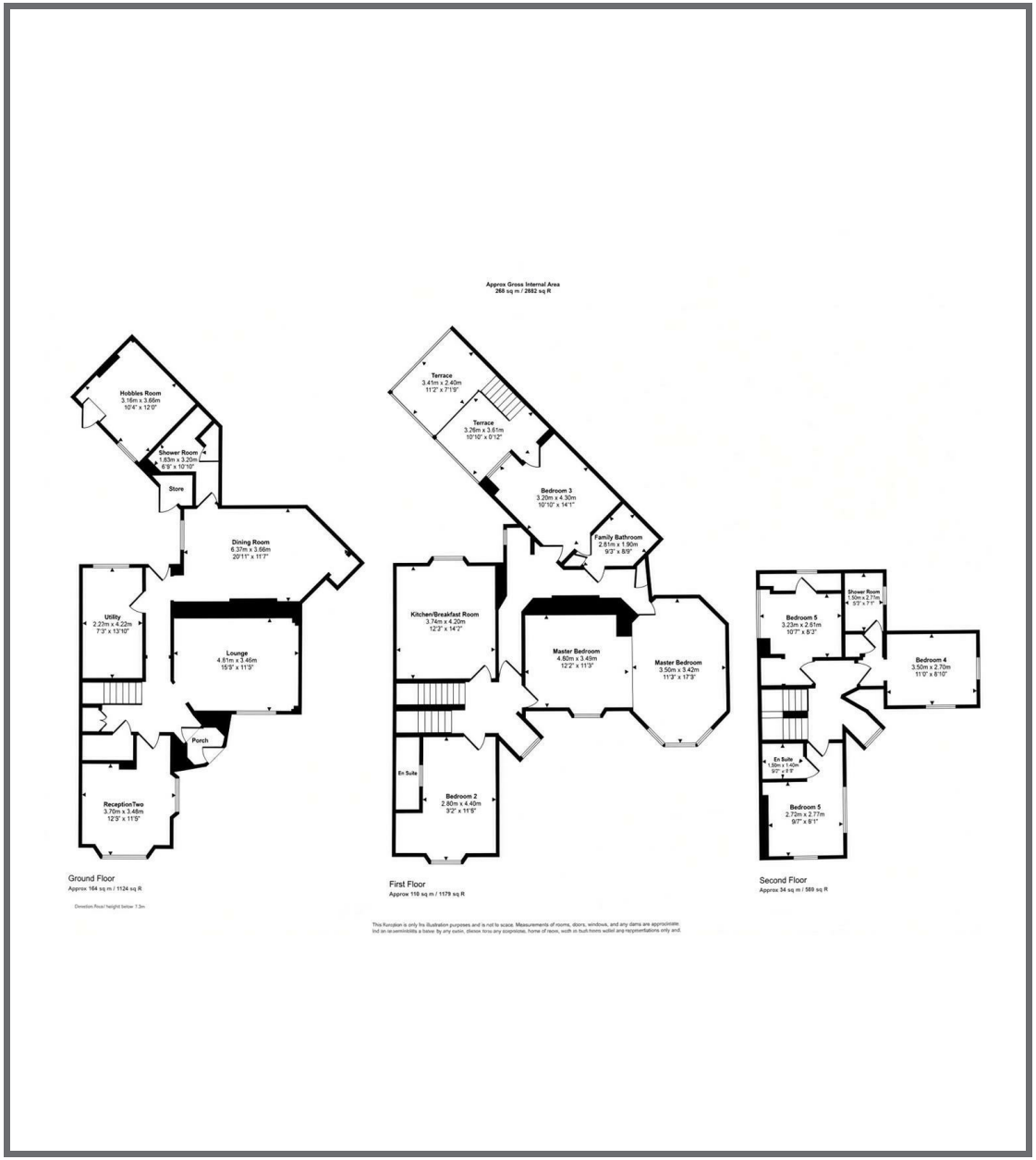




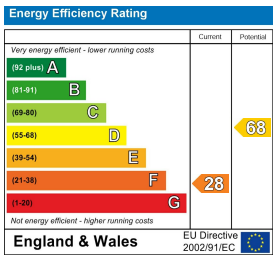


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





STAGS



6 Vaughan Parade, Torquay,
TQ2 5EG

torquay@stags.co.uk

01803 200160