



Florian, Vane Hill Road, Torquay – TQ1 2BT
£300,000





Florian, Vane Hill Road

Torquay

A beautifully renovated stone-fronted home with three double bedrooms, elegant reception rooms, a skylit kitchen, courtyard and roof terrace, well placed for Torquay Harbour and Meadfoot Beach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Handsome stone-fronted period home believed to date from circa 1860
- Approximately 1,721 sq ft across three floors with three double bedrooms
- Extensively renovated with original timber doors stripped and stained
- Interconnecting sitting and dining rooms with generous period proportions
- Curved archway with French doors leading to the kitchen breakfast room
- Statement kitchen skylight with wooden worktops and engineered oak flooring
- Renovated bathroom and shower room both with underfloor heating
- Freestanding roll-top bath plus two additional separate WCs
- Indian sandstone front patio rear courtyard and re-decked roof terrace
- Well placed for Torquay Harbour Meadfoot Beach and Wellswood amenities



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Florian's position on Vane Hill Road places it within an established residential area above Torquay Harbour, with the waterfront, Meadfoot coastline and village amenities of Wellswood all forming part of its wider neighbourhood. It is a location that lends itself to a varied coastal lifestyle, from morning coffee beside the boats to an afternoon walk around the headland. The harbour and marina provide a lively focal point, with cafés, restaurants and bars around the waterfront and adjoining streets. Dining options include The Elephant near the harbour and Rockfish on Victoria Parade, while the town centre provides a broader choice of shops and everyday services. The waterfront also leads towards Princess Gardens and the Princess Theatre, adding promenades, green space and live entertainment to the local scene. Meadfoot Beach offers a different pace, with its rocky and shingle shoreline, beach café and views towards Thatcher Rock and across the bay. The surrounding coastline is a particular attraction for walkers: the South West Coast Path around Daddvhole Plain and Rock End takes in wooded

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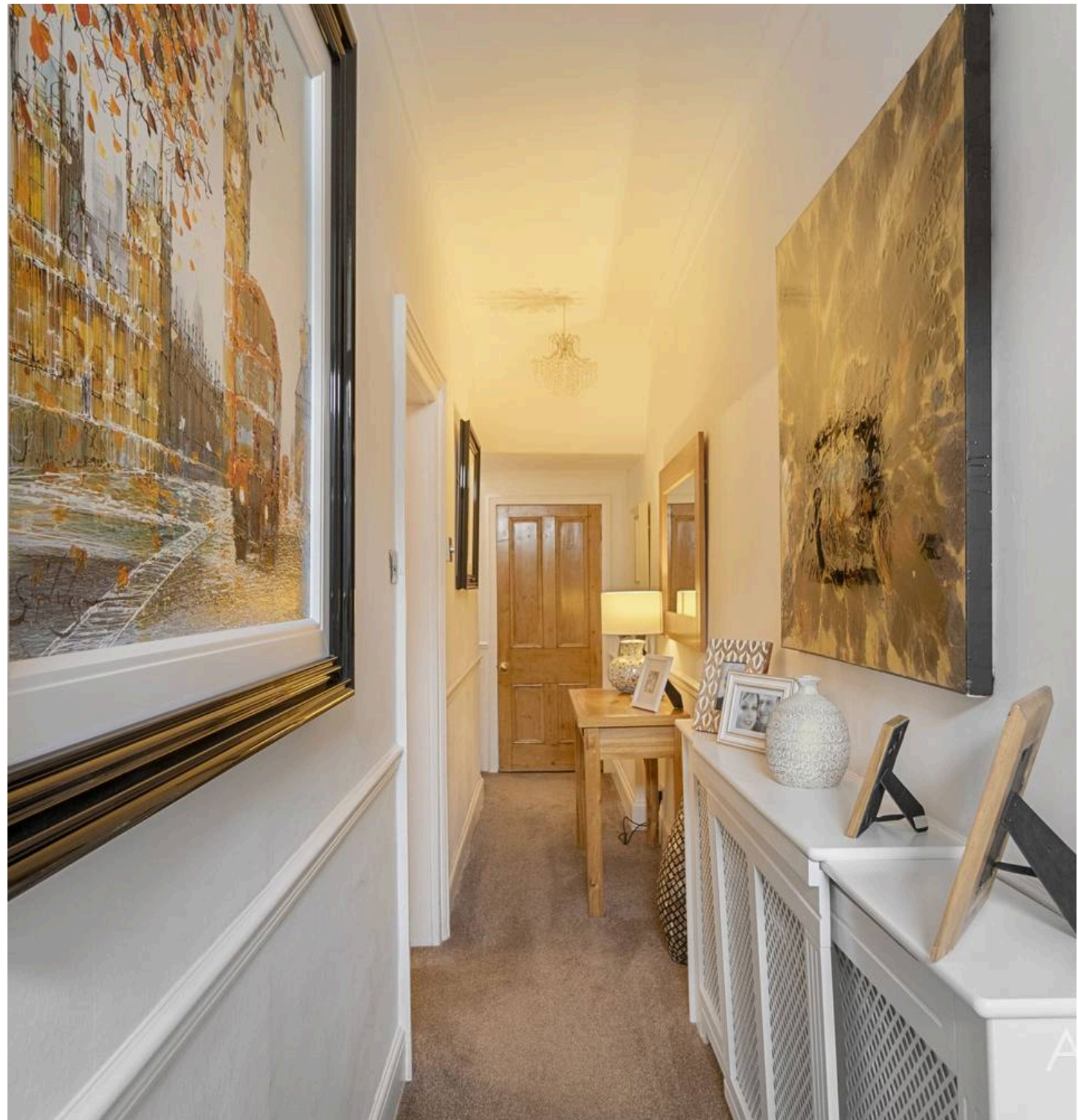
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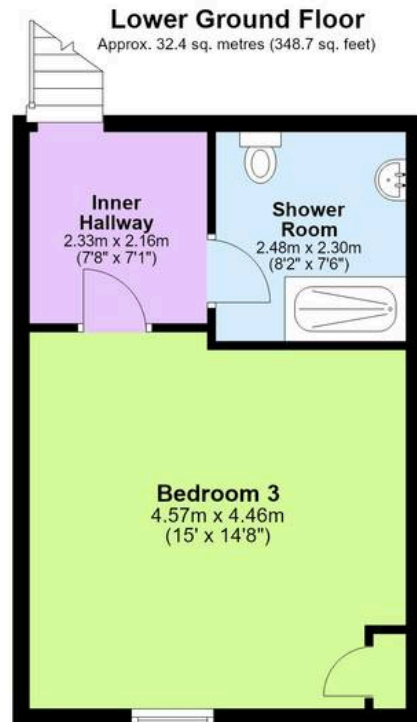
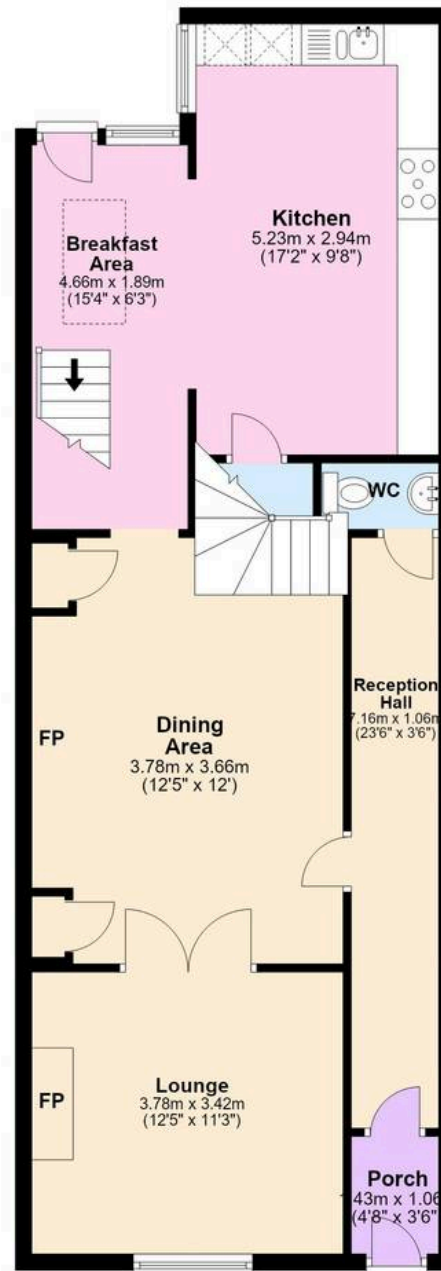
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local stop for breakfast or coffee, while Portofino offers a great option for lunch or an evening meal. The property, Ilsham Valley opens into a long, bright space leading towards Meadfoot, an attractive route to the coast. Closer to the harbour, Torwood Gardens offers a quieter patch of greenery, with palms and flowering trees.



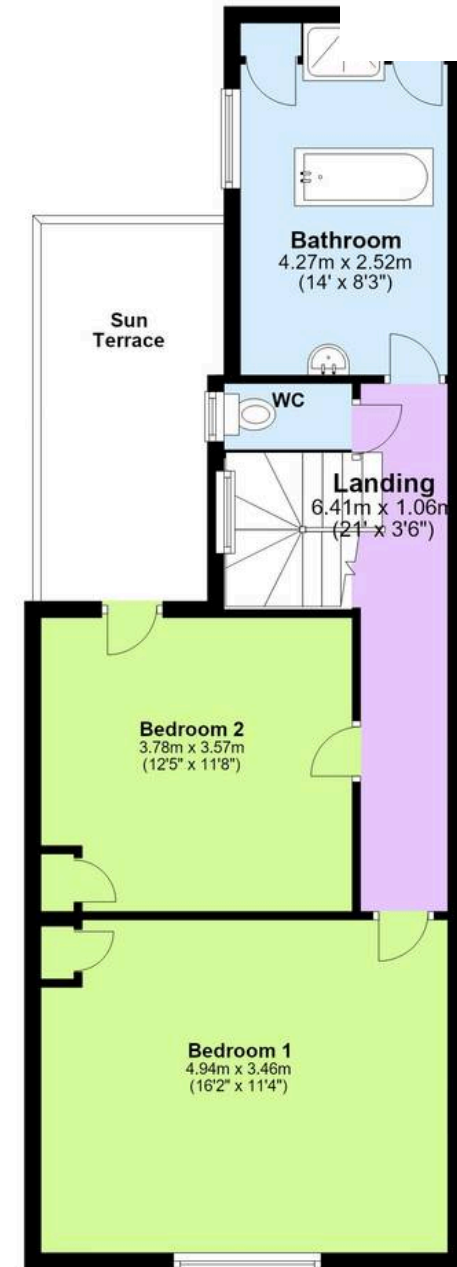
Ground Floor

Approx. 70.7 sq. metres (761.2 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.8 sq. feet) (excluding Sun Terrace)



Total area: approx. 159.9 sq. metres (1720.7 sq. feet)

Approx
Plan produced using PlanUp.

