





17 Moor Lane

Torquay

Striking architecture, beautifully proportioned rooms and an impressive specification give this extensively improved detached home a distinctly contemporary feel. Years of investment have transformed the original property through substantial extension and conversion work, creating a spacious layout with excellent living areas and considerable flexibility.

Much of that transformation is already complete. The principal opportunity for the next owners lies within the substantial ground-floor extension, designed as a generous bedroom suite with dedicated spaces for a study, walk-in wardrobe and luxury en suite. Here, the remaining work offers the chance to choose the finishes and fittings that will make the home their own.

A substantial composite entrance door opens into a wonderfully welcoming hallway. Its generous proportions immediately establish the sense of space found throughout the house, with a timber and glazed staircase rising to the first floor. Useful storage keeps everyday essentials neatly out of sight while partially glazed double doors connect through to the kitchen and dining room.



The living room is a particular highlight. Measuring approximately 6.26m by 6.85m at its widest points, this is an unusually generous space with room for large sofas and different seating arrangements. Broad aluminium bi-fold doors open onto the garden, drawing the outlook into the room and creating an inviting connection between inside and out.

A recessed ceiling design, discreet downlighting and integrated media features give the room a clean architectural finish. Provision has been made for television, data, HDMI and surround sound connections, alongside recessed colour-changing lighting. A multi-fuel stove adds warmth and a natural focal point for the cooler months.

Extending to approximately 8.6 metres, the kitchen and dining room forms another substantial everyday living space. Dark contemporary cabinetry contrasts with pale quartz worktops, while a broad breakfast bar provides an informal place for coffee, conversation and casual meals. Beyond this, there is comfortable space for a family dining table.

The specification includes Siemens Wi-Fi-connected cooking appliances comprising an oven, combination microwave oven and coffee machine. A Siemens downdraft extractor, integrated push-to-open dishwasher with floor-projected status display and Quooker boiling-water tap add thoughtful practical touches. Windows along the room bring in natural light, with doors opening to the rear. A separate utility space accommodates laundry appliances.

Also on the ground floor is a fitted bathroom with both a bath and separate shower. Underfloor heating and an illuminated demisting mirror.



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The proposed principal suite occupies its own substantial section of the ground floor. The bedroom area measures approximately 5.64m by 4.57m, with adjoining spaces designated on the floorplan for a study and walk-in wardrobe. Glazed doors open onto the rear courtyard, while tall contemporary radiators are already in place.

The proposed en suite is exceptionally generous at approximately 3.37m by 2.97m. Plumbing and electrical provisions have been installed for the intended fit-out, including provision for a freestanding bath. The sanitaryware, wardrobe installation, flooring and decorative finishes remain for the buyer to complete, allowing considerable freedom over the final design.

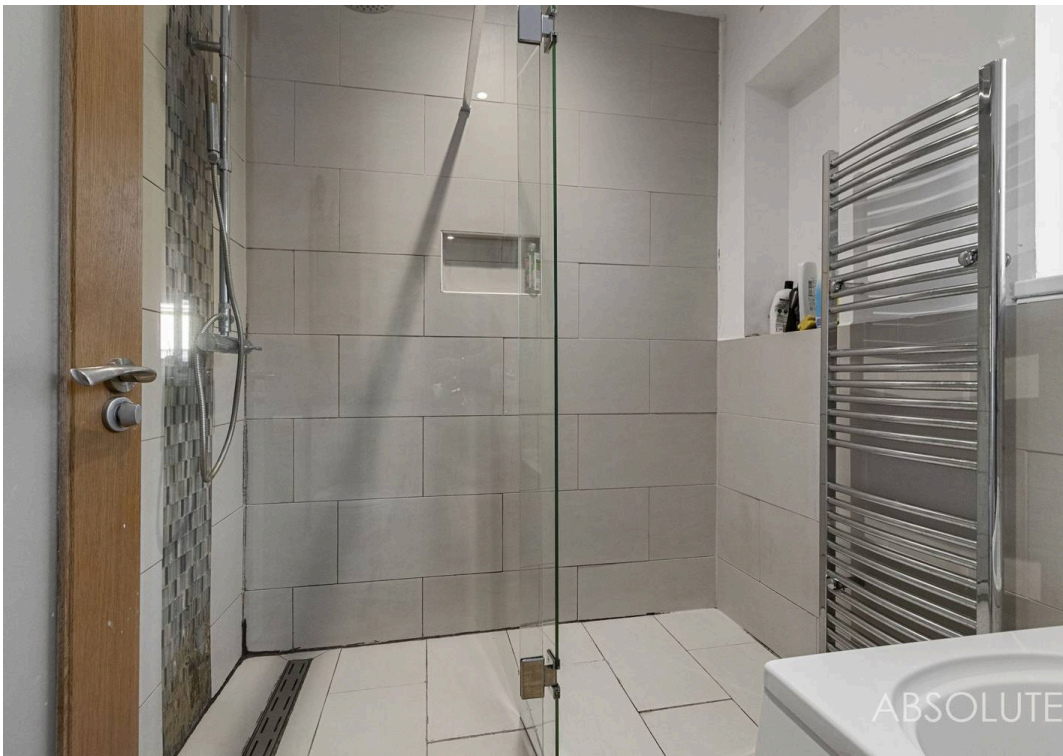
Upstairs, three spacious bedrooms make excellent use of the converted roof space. Sloping ceilings, rooflights and an impressive glazed gable in one room give this floor its individual character. The generous room sizes allow space for furniture beyond the usual bedroom essentials, with useful eaves storage and television and data connections adding practicality.

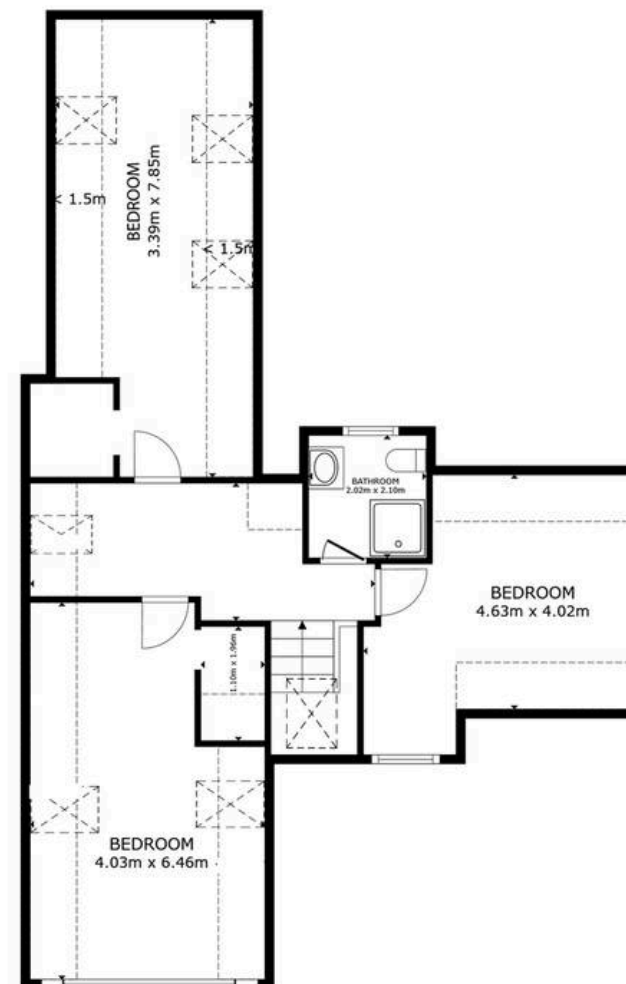
An electrically operated rooflight brings daylight into the landing. A contemporary shower room serves this floor, complete with underfloor heating and a Bluetooth-enabled mirror.





ABSOLUTE





GROSS INTERNAL AREA
FLOOR 1 152.6 m² FLOOR 2 63.3 m²
EXCLUDED AREAS : REDUCED HEADROOM 27.9 m²
TOTAL : 215.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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