



JOHN COUCH
THE ESTATE AGENT

19 Collingwood Close
Torquay Devon
£1,500,000 Freehold



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Torquay Devon TQ1 2DN

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Architecturally redesigned with flair, this exceptional coastal home occupies a privileged Rock End position, with dramatic Tor Bay views, a private gateway onto Daddyhole Plain and beautifully sheltered gardens

Open plan kitchen/dining/family room ■ Utility
Sitting room ■ Balcony
Principal bedroom with dressing room and en-suite
3 further bedrooms ■ 2 bathrooms ■ Tandem garage ■ Gardens

FOR SALE FREEHOLD

Occupying an exclusive position in Rock End, one of Torquay's most sought-after residential locations, this exceptional house has been comprehensively renovated by the current owner following an architecturally designed scheme, creating a home that combines flair, imagination and a strong understanding of its exceptional setting, backing directly onto Daddyhole Plain, the elevated coastal plateau forming part of the South West Coast Path.

The original house has been transformed with a contemporary approach, creating a beautifully finished home that is ready for a new owner. Significantly, it has not been occupied since the renovation, giving the opportunity to acquire a home that is a blank canvas, with the major architectural work already completed.

Set well within its plot, the house is approached across a broad driveway leading to the entrance and tandem double garage. The rear garden is both sheltered and private, with a series of gentle steps leading to the lawn and continuing towards the rear boundary. At its far end is the private gateway onto Daddyhole Plain.

Enjoying sunshine throughout the day and capturing sea and coastal views from the east to the west, the accommodation has been designed to take full advantage of its location, the views taking in the sweep of the bay, the coastline and the open sea beyond.

At ground-floor level, the accommodation is centred around an exceptional open-plan kitchen, dining and family room, an impressive space with a contemporary kitchen and generous areas for both dining and relaxed family living.

Wide bifold doors open directly onto the rear garden, allowing the room to extend naturally outside and making the most of the sheltered setting. From the kitchen a door opens to an inner hall which leads to a utility room and gives internal access to the garage.

Also on this floor is a bedroom overlooking the rear garden, approached through a small ante-room which leads into a bathroom. A second bedroom, positioned to the front of the house, has a cloakroom conveniently adjacent.

The first floor is given over principally to the principal living accommodation and the main bedroom suite. The sitting room runs the full width of the house and benefits from a wonderful triple aspect, creating a particularly light and spacious room. From the generous hallway, further bifold doors open onto a balcony where the outlook becomes a defining feature.

VIEWING BY APPOINTMENT ONLY

The principal bedroom is also located on this floor and offers a private suite, with its own dressing room and en-suite bathroom, the suite also runs the width of the house, with sea views to the front and views to rear overlooking Daddyhole Plain.

LOCATION

Torquay offers an established coastal lifestyle with the added advantage of being a year-round town. From Rock End, the harbour and marina are close at hand, together with a good choice of restaurants, cafés and bars, while the seafront provides a range of opportunities for walking, sailing, boating and other waterside activities.

The town also has a strong leisure and cultural offering, including the Princess Theatre, a range of independent and national retailers, sporting facilities and an active programme of events throughout the year. The surrounding coastline provides beaches, coves and extensive walking. The wider South Devon coastline and countryside are readily accessible, while the town provides the everyday amenities and services expected of a well-established coastal community.

SERVICES

Mains water, gas, electricity and drainage are connected, subject to the usual statutory regulations. Gas-fired central heating with radiators.

CONNECTIVITY

Torquay is well connected for travel beyond South Devon. The South Devon Highway provides a direct link to the A380 and onward to the M5 at Exeter, making journeys by road towards Exeter, Bristol and beyond straightforward. Torquay railway station offers direct services to London Paddington, while Newton Abbot provides access to the wider intercity rail network, including services towards Bristol and the North of England. Exeter is also readily accessible for its broader range of shopping, cultural and business facilities, while Exeter Airport provides domestic and international connections.

CURRENT PROPERTY TAX BAND G (Payable 2026/2027 £4094.98)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)













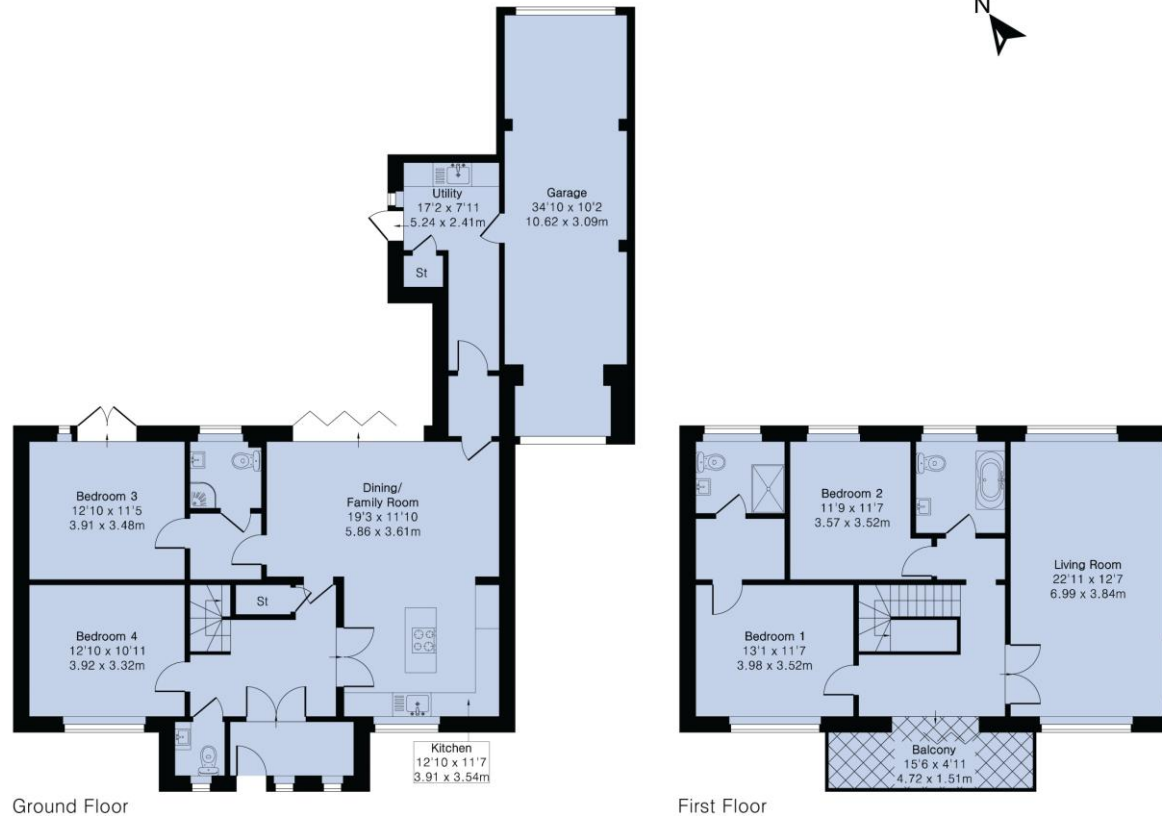


**Approximate Gross Internal Area 2336 sq ft - 217 sq m
(Including Garage)**

Ground Floor Area 1453 sq ft – 135 sq m

First Floor Area 883 sq ft – 82 sq m

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		82
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcru.com		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would 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.