JOHN COUCH
THE ESTATE AGENT

# 1 Barnfield Road
# Torquay Devon
## £795,000 Freehold

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A beautifully renovated home of exceptional style and design, combining distinctive mid-century character with considered contemporary interiors, high-quality finishes and thoughtful detailing, all within an attractive residential setting

Entrance hall ■ Cloakroom ■ Kitchen/dining room ■ Living room
3 bedrooms ■ Balcony ■ En-suite bathroom ■ Shower room
Utility ■ Garage ■ Gardens

**FOR SALE FREEHOLD**
With attractive design, both inside and out, thoughtful renovation has created a home of exceptional style, quality and practicality. It has a distinctive architectural character, with a handsome boarded exterior, varied roofline and sheltered entrance porch, complemented by carefully chosen shale and grey stone detailing.

The current owners undertook a comprehensive renovation approximately nine years ago, creating a home that still feels fresh and contemporary. The work has been carried out with considerable attention to detail, combining high-quality fittings with a carefully considered interior scheme and individual touches that give the house its own sense of identity.

Extending to approximately 1,796 sq ft, the house has been exceptionally well planned, with beautifully proportioned rooms and a layout that makes excellent use of the available space, creating a substantial and comfortable home easy to manage and highly practical for modern living.

The entrance hall establishes the quality of the interior, with the staircase and hallway extending visually through to the first floor, creating an impressive sense of space and light. The hall leads to a cloakroom and utility room, as well as the principal living accommodation.

The kitchen/dining room is a highlight of the accommodation. It is fitted with an excellent range of complementary units in a sophisticated two-tone finish, incorporating a substantial breakfast bar, excellent storage and preparation space, together with room for a full dining table. Wide doors open directly onto the rear terrace, making this a natural space for both everyday family life and entertaining.

A wide archway leads into the living room, which has an elegant Italian marble fireplace and windows overlooking the front garden. The room is light and comfortable, with a straightforward connection between the formal living space and the more sociable kitchen/dining room.

The first floor is equally well planned. The principal bedroom extends the full length of the house and has its own balcony overlooking the rear garden. There is also a walk-in wardrobe and an impressive en-suite bathroom with both a bath and separate shower.

Bedrooms two and three are well proportioned and share a stylish shower room. Throughout the first floor, the decoration and finishes complement the architecture and maintain the quality established on the ground floor.

***VIEWING BY APPOINTMENT ONLY***

Outside, the level driveway provides additional parking and leads to an excellent garage with substantial storage within the roof space. The rear garden is level, sheltered and well established, with generous terracing providing space for outdoor dining and seating.

**LOCATION**
The house is situated in the established residential area of Livermead, well placed for both the town and coast. The seafront and beach are within easy reach, with the esplanade continuing around the bay towards Torquay harbour, marina, Princess Theatre and a good choice of restaurants and cafés. The location also offers convenient access to the woodland and valley landscape of Cockington, with its extensive country park and historic village, whilst Torquay railway station and the local amenities around Walnut Road and Old Mill Road are also close by. Paignton is readily accessible in the opposite direction, making this a particularly well-connected part of the town for everyday living.

Beyond its beaches and seafront, Torquay has a sense of community and a year-round programme of cultural events, theatre, restaurants and leisure, supported by good schools, healthcare, shopping and the everyday amenities. Sailing, golf, tennis and walking are all part of the local lifestyle, whilst the wider coastline, Dart estuary, South Hams and Dartmoor provide an exceptional choice of places to explore.

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

**CONNECTIVITY**
For travel further afield, Torquay is well connected by road and rail. The South Devon Highway provides a direct link to the A380 and onwards to the M5 at Exeter, making Exeter and the wider motorway network readily accessible. Torquay railway station offers direct services to London Paddington, whilst Newton Abbot provides access to the wider intercity network, .
Including services towards Bristol and the North of England. Exeter airport provides domestic and international connections, making the house equally practical as a permanenthome or a base from which to travel further afield.

**CURRENT PROPERTY TAX BAND** E (Payable 2026/2027 £3002.98)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)
**BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)

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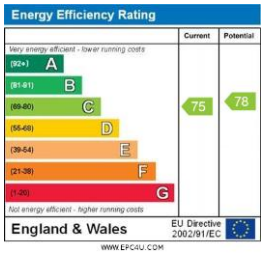
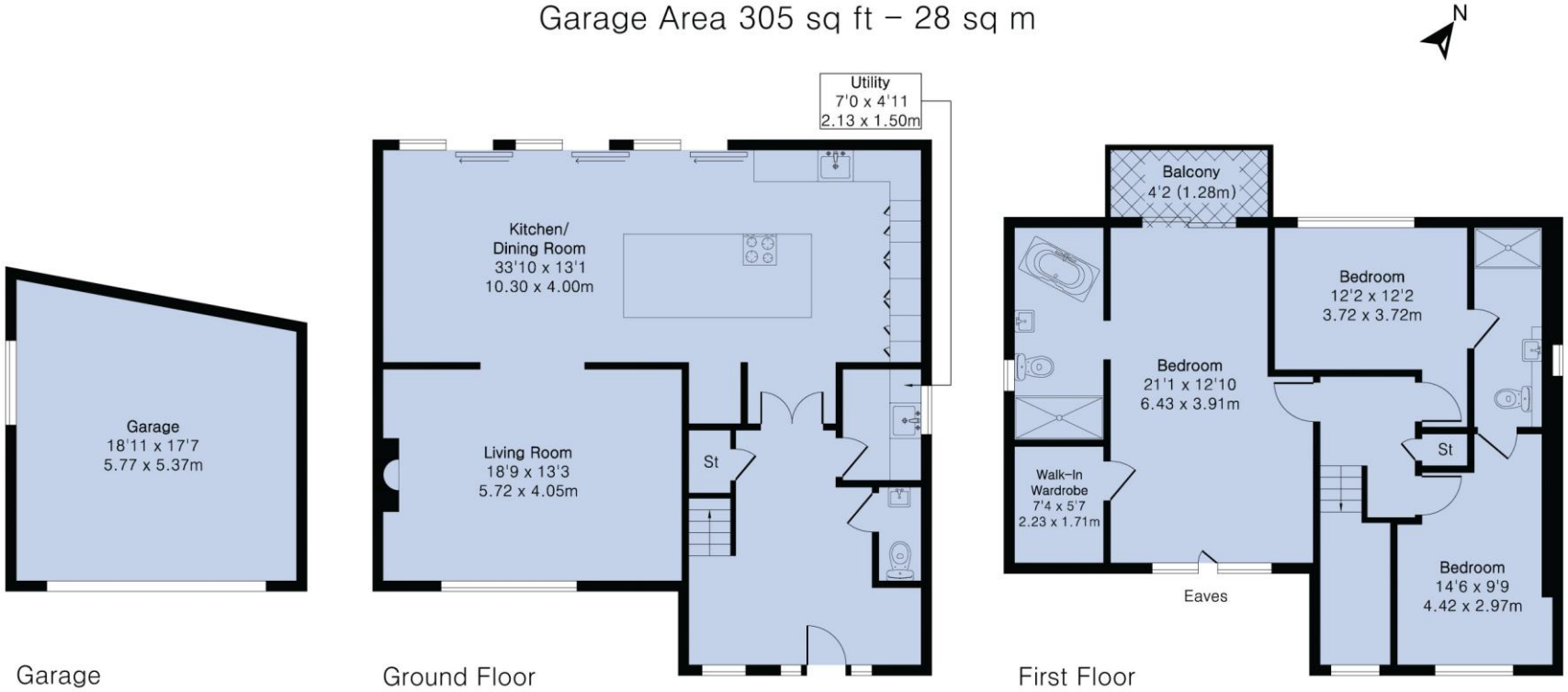



# Approximate Gross Internal Area 1796 sq ft - 167 sq m
## (Excluding Garage)

Ground Floor Area 991 sq ft – 92 sq m
First Floor Area 805 sq ft – 75 sq
Garage Area 305 sq ft – 28 sq m




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.