

JOHN COUCH
THE ESTATE AGENT

7 Princes Point
Park Hill Road Torquay Devon
£650,000 Freehold



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Behind the gates of an exclusive coastal development, this elegant townhouse combines over 2,200 sq ft of beautifully planned accommodation with sweeping views across Tor Bay to Berry Head and the English Channel

Kitchen/family dining ■ Cloakroom ■ Terrace
Living room ■ Dining room ■ 2 balconies
4 bedrooms ■ 3 bathrooms
Integral garage ■ Parking space ■ Woodland grounds

FOR SALE FREEHOLD
Hidden behind electric gates and forming part of an exclusive development of just eight homes, created within the grounds of a former hotel around twenty-five years ago, the house occupies an exceptional position overlooking Tor Bay. From its principal rooms and terraces, the panorama extends across the water to Berry Head before the coastline gives way to the open waters of the English Channel.

Constructed to a notably high specification, the quality of the original design remains evident today. The gated setting provides both privacy and security, while mature communal grounds create a peaceful environment just moments from the coastline. Despite this sense of seclusion, Torquay's harbourside, marina and Daddyhole Plain, where the South West Coast Path passes along one of Devon's most spectacular stretches of coastline, are all within comfortable walking distance.

Extending to approximately 2,235 square feet over four levels, the house successfully combines the proportions of a substantial family residence with the practicality and security equally suited to those seeking an exceptional permanent home or an elegant lock-up-and-leave coastal retreat.

The accommodation has been thoughtfully arranged, with each floor making the very best of its orientation and outlook.

The entrance level is centred around a spacious kitchen and family dining room, creating a naturally sociable space that opens directly onto a generous sea-facing terrace, ideal for entertaining or simply enjoying the ever-changing outlook across the bay. This floor also incorporates a cloakroom, internal access to the integral garage and one of the home's hidden features - an electrically operated dumb waiter serving the formal dining room above, making entertaining both practical and effortless.

The first floor is devoted to the principal reception rooms. The sitting room opens onto a sheltered balcony overlooking Tor Bay, while the formal dining room enjoys its own terrace overlooking the mature woodland belonging to the development, providing an attractive contrast between the sea and the surrounding greenery.

The bedroom accommodation occupies the upper two floors. The principal suite enjoys commanding coastal views together with an en-suite bathroom, complemented by a generous guest bedroom, also with en-suite facilities. Two further bedrooms occupy the top floor and share a well-appointed family bathroom.

VIEWING BY APPOINTMENT ONLY

Beyond the woodland grounds, where pathways meander through the mature setting, the gated driveway provides access to a communal bin store, while each property benefits from an allocated parking space. This property also enjoys the added convenience of its own dedicated EV charging point.

LOCATION
Torquay combines the attractions of life by the sea with the convenience and facilities expected of a thriving year-round community. The marina, yacht clubs and sheltered waters of Tor Bay make it a recognised centre for sailing and watersports, while a choice of beaches, coastal walks and golf courses complement an active outdoor lifestyle. Away from the waterfront, the town offers an extensive range of restaurants, cafés and independent shops, together with supermarkets, healthcare facilities, the Princess Theatre and a varied programme of cultural and community events throughout the year.

Beyond the town itself, some of Devon's finest countryside and coastline lie within easy reach, from the open landscapes of Dartmoor National Park to the Dart Estuary, with Dartmouth, Salcombe, Totnes and the South Hams all readily accessible, making this one of the most rewarding locations from which to enjoy the very best of South Devon.

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

CONNECTIVITY
Despite its peaceful coastal setting, the property enjoys excellent connectivity. The South Devon Highway provides a straightforward route to the A380, Exeter and the M5 motorway, placing the cathedral city with its shopping, restaurants and business amenities within comfortable reach. Torquay Railway Station offers direct services to London Paddington, while nearby Newton Abbot forms part of the GWR inter-city network, providing regular connections to Bristol, the Midlands, the North of England and the capital. Exeter Airport complements these links with an expanding choice of domestic and international flights.

CURRENT PROPERTY TAX BAND F (Payable 2026/2027 £3548.99)

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



























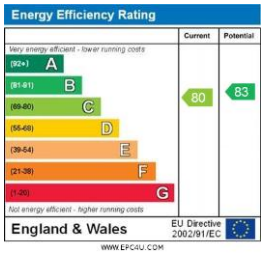


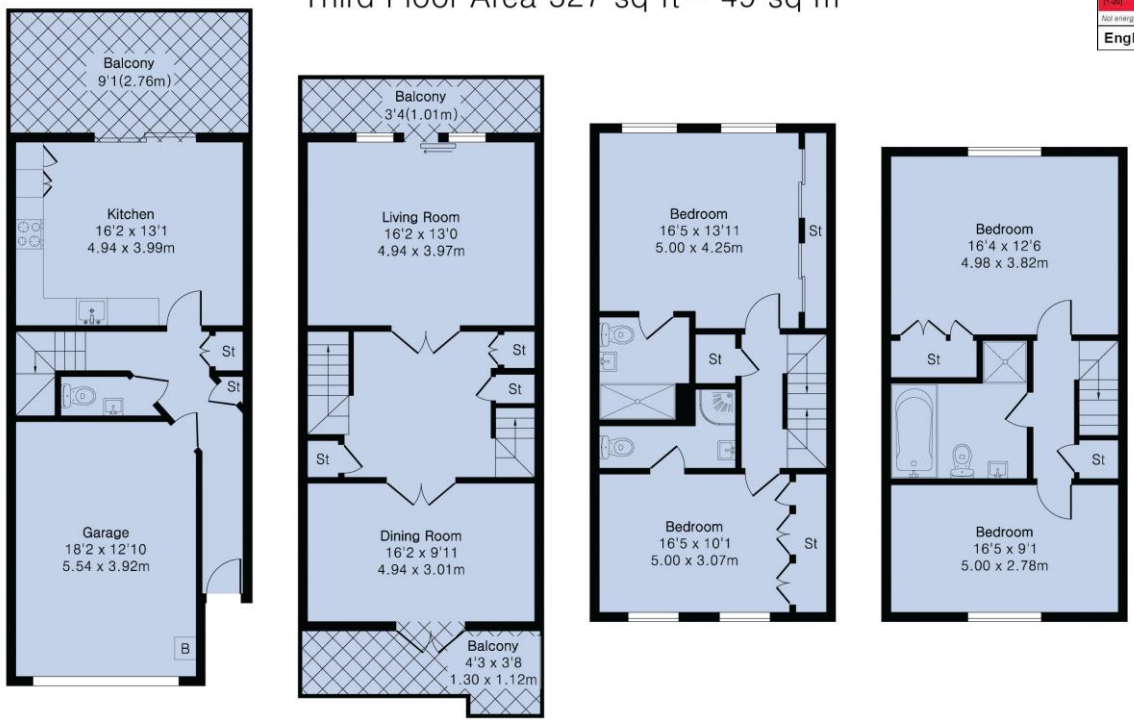




Approximate Gross Internal Area 2235 sq ft - 209 sq m
(Including Garage)

Ground Floor Area 598 sq ft – 56 sq m
First Floor Area 555 sq ft – 52 sq m
Second Floor Area 555 sq ft – 52 sq m
Third Floor Area 527 sq ft – 49 sq m





Ground Floor | First Floor | Second Floor | Third Floor

PINKPLAN

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.

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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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