



**JOHN COUCH**
THE ESTATE AGENT

Rowan Lodge
45 Whidborne Avenue Torquay Devon

£575,000 Freehold



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Torquay Devon TQ1 2PG

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A substantial detached bungalow enjoying a prestigious Torquay address, offering generous proportions and outstanding potential to create a contemporary home of distinction

Entrance hall ■ Kitchen ■ Living/dining room
Conservatory ■ 3 bedrooms ■ 2 en-suite ■ Family bathroom
Utility ■ Study/store
Garage ■ Gardens

FOR SALE FREEHOLD

Set within one of Torquay's most prestigious residential addresses, this detached bungalow offers a property of scale and position ready to be redefined into a contemporary home of striking design and individuality. Extending to approximately 1,646 sq ft, the single-level footprint provides exceptional flexibility, inviting a considered reworking of space, light and form to create a residence that feels both modern and timeless.

The setting is as compelling as the opportunity. Positioned within one of Torquay's most prestigious residential addresses and reached from Ilsham Marine Drive, the location enjoys a rare sense of elevation and coastal drama. The headland forms part of the celebrated South West Coast Path, a landscape defined by sweeping horizons and some of the region's most spectacular viewpoints, taking in the open waters of Lyme Bay and the curve of Tor Bay.

INTERIOR/OUTSIDE

Arrival is via a sweeping in-and-out driveway that establishes presence and privacy, with clear potential to introduce sculpted landscaping that complements the architecture. Internally, the existing arrangement already suggests generous proportions, an entrance sequence opening into flowing reception space, a principal living room extending into a conservatory and garden beyond and bedroom accommodation supported by en-suite and family bathing. Additional study, utility and integral garage space provide practical depth to the plan, forming an ideal structural framework for reinterpretation rather than restriction.

The rear garden is level, sheltered and quietly secluded, a rare and valuable canvas for architectural landscaping or a refined entertaining terrace.

The property's proportions, orientation and setting combine to offer more than renovation potential, they present the foundations for a carefully curated home where design, environment and lifestyle align. This is an opportunity to create something distinctive, a residence shaped by architecture rather than convention, in a location where quality and privacy are intrinsic.

CONNECTIVITY

Nearby Wellswood adds a village-like dimension to daily life, offering an established collection of independent cafés, restaurants, boutiques and everyday amenities. The atmosphere is sociable yet understated, a place where morning coffee, local shopping and informal dining form part of a relaxed routine.

Life in Torquay offers a rare blend of seaside elegance and year-round vitality.

VIEWING BY APPOINTMENT ONLY

Long celebrated as the heart of the English Riviera, the town combines beaches, sailing waters and coastal walks with a thriving cultural and social scene, from waterfront dining and marina life to theatres, galleries and independent shopping, a town with infrastructure, healthcare, education and transport that support full-time residence, making it as practical as it is picturesque.

Torquay's mainline rail station provides direct services to London and links across the national network, making long-distance travel both practical and comfortable. By road, the South Devon Highway offers swift access to Exeter and the M5 motorway, placing regional centres, airports and the wider country within straightforward reach. The result is a location that balances retreat with connection, a refined seaside setting that remains effortlessly integrated with the rest of England.

PROPERTY TAX BAND F (Payable 2026/2027 £3,548.99)

SERVICES Mains water, gas and electricity are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

MOBILE PHONE COVERAGE 02, EE, Three and Orange (Estimated Ofcom Data)

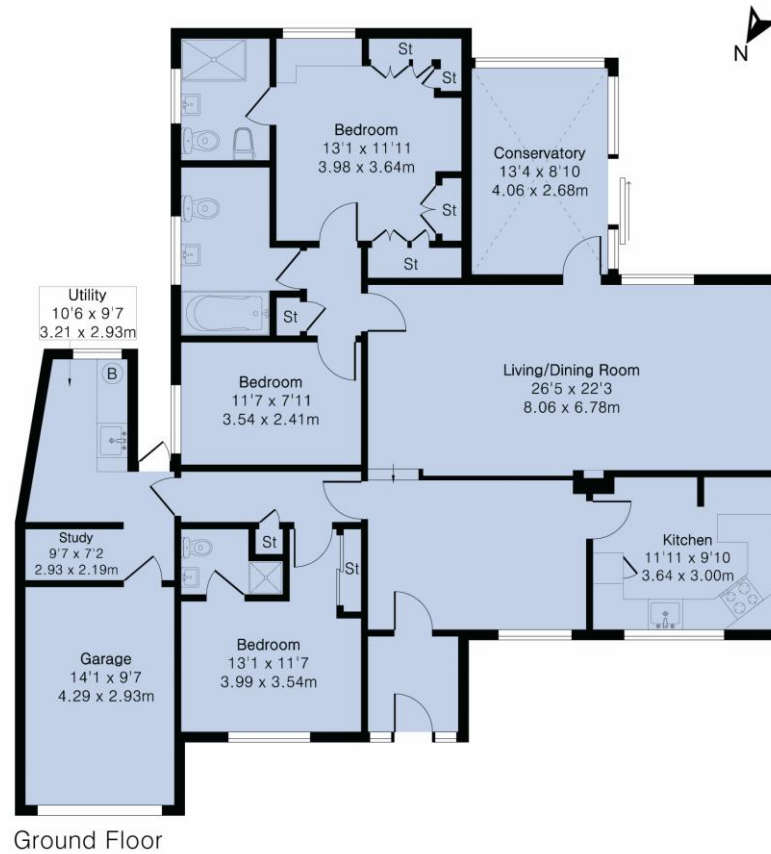
BROADBAND Standard (ADSL) and Superfast (Cable)







**Approximate Gross Internal Area 1646 sq ft - 153 sq m
(Including Garage)**



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| | | WWW.EPC4U.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.