





1 Sunnyhill Higher Warberry Road

Torquay

A landmark ground floor apartment of exceptional scale and presence, forming the principal residence within the prestigious **Sunnyhill**, an impressive gated period conversion positioned high on the Warberries hillside, one of Torquay's most established and desirable residential addresses.

The property combines grand Victorian architecture, generous single-level accommodation, excellent storage, private outside space and a superb southerly aspect across the landscaped communal gardens, with a view towards Tor Bay beyond. Originally constructed by **Admiral of the Fleet Sir Thomas Matthew Charles Symonds**, the building carries real local significance and has been sympathetically converted to create an elegant private residence while retaining much of its original architectural character.

The approach is suitably impressive, with secure gated access opening into the residents' grounds and parking area. The apartment enjoys its own private entrance, leading into a vestibule with a large cloakroom storage cupboard, adding valuable practicality from the moment you enter. From here, the accommodation opens into a striking reception hall, a central space with high ceilings, ornate plasterwork and excellent proportions, setting the tone for the principal rooms beyond.

The main living spaces are arranged to make full use of the south-facing outlook. The drawing



GARDEN

The outside space is one of the apartment's standout features and adds significantly to the overall appeal of the home. The apartment enjoys its own private south-facing sun terrace, a beautifully arranged space for outdoor dining, seating and container planting, with direct access from the principal bedroom/study. There is also a further private balcony area accessed from the main reception rooms, creating an additional place to sit out and enjoy the outlook across the grounds. Both private terraces take full advantage of the southerly aspect, overlooking the beautifully landscaped communal gardens and offering a pleasant view towards Tor Bay beyond. The communal grounds are a particularly attractive feature of Sunnyhill, with an expansive lawn, mature trees, established shrubs and well-kept planting that create a refined and peaceful setting around the building. These gardens provide residents with an impressive shared outdoor environment, while the apartment itself retains the benefit of its own defined private outside space for everyday use and entertaining.

SECURE GATED

1 Parking Space

ALLOCATED PARKING



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Torbay Council's conservation area appraisal describes the Warberries as one of Torquay's interlinked conservation areas, adjoining Torquay Harbour to the south. From the property, Torquay Harbour and Marina are easily accessible, offering waterside restaurants, cafés, bars, yacht moorings and a promenade leading around towards Torre Abbey Sands, Abbey Park and the seafront. The harbour area is one of Torquay's key lifestyle locations, with a good choice of places to eat and drink, including restaurants around the marina, the Strand and nearby harbourside streets. Wellswood is also within easy reach and provides a more village-style setting, with a range of independent shops, cafés, restaurants, pharmacy, convenience stores and everyday amenities. Popular local spots include the Wellswood village area, Kents Cavern, Ilsham Green, Anstey's Cove and Meadfoot Beach, giving the property excellent access to both practical amenities and some of Torquay's most attractive coastal locations.





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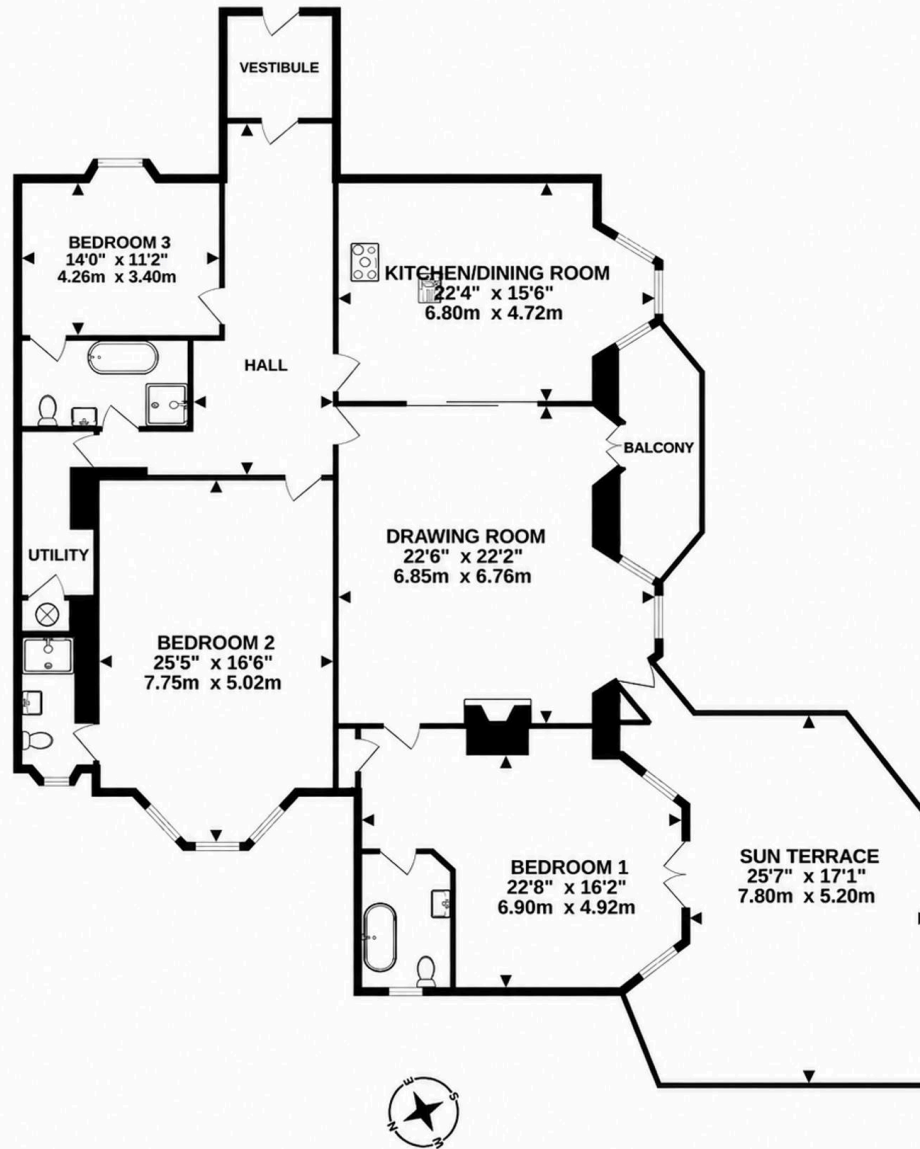


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GROUND FLOOR APARTMENT
2145 sq.ft. (199.3 sq.m.) approx.



TOTAL FLOOR AREA: 2145 sq.ft. (199.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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