





Veryan, Mead Road

Torquay

Veryan is an exceptional five double bedroom detached residence, positioned on one of Torquay's most highly regarded residential roads and completed to an outstanding specification. Started in 2024 and completed by mid-summer 2025, including the landscaping, this is a home that has been created with real purpose, care and long-term thinking.

The owner has held the property for 31 years and wanted her husband, Bill, a renowned local builder, to craft a home for the ages – one that would combine quality, practicality, energy efficiency and future-proofed design. That intention is evident throughout. Every element has been carefully considered, from the gated entrance and internal specification to the garden design, storage, lighting and the way the home captures light and sea views.

Key Features:

- A exquisite detached home with architectural prowess
- Over 3300 sq ft of considered layout
- Immaculately presented from top to bottom
- Seaviews across Torbay from all elevations
- 5 Beds, 4 baths, 2 receptions, study, Terrace with marina views
- Gated driveway, garage and newly landscaped gardens
- High B EPC rating, future-proofed throughout
- Superb high-spec kitchen with quartz island and premium appliances
- Electric gates with camera system linked to the alarm.
- Huge fully boarded loft



GARDEN

Externally, the garden is a major part of the home's attraction. It has been **beautifully landscaped by a renowned local landscaper**, with a superb balance of entertaining space, planting, lawn and carefully considered lighting. A **large porcelain terrace** enjoys a sea view and provides generous space for barbecue cooking, outdoor furniture and relaxed entertaining, with a **glass balustrade** allowing the outlook to be fully appreciated.

Beyond the terrace, the garden continues with a lawned area and a lower-level patio designed to catch the evening sun. The planting has been carefully selected, with established and thoughtfully chosen trees, shrubs and raised borders creating structure, colour and privacy. At the bottom of the garden, a **water feature** adds a further point of interest, while a **stunning outdoor lighting system**, capable of changing colours, gives the garden real atmosphere in the evening.

The outside space has also been future-proofed, with **power sockets and cabling already in place should a buyer wish to install a jacuzzi**. This attention to detail is typical of the whole property: nothing feels like an afterthought.

Double garage

Driveway

5 Parking Spaces



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Mead Road sits in the highly regarded Livermead area of Torquay, an established residential setting positioned between Torquay seafront, Chelston, Cockington and Paignton.

It is a particularly convenient address for buyers wanting a coastal home with strong access to both Torquay and Paignton, while remaining close to green spaces, beaches, schools, rail links and local amenities. The property is ideally placed for the Livermead coastline, with nearby access down towards Livermead Sands, Institute Beach, Corbyn Head and the seafront promenade. From here, buyers can enjoy walks along the coast towards Torre Abbey Sands, Abbey Park, Torquay Marina and the harbour, or in the opposite direction towards Preston and Paignton.

The elevated position of Mead Road is part of the reason homes here are so desirable, with many properties enjoying impressive views across Tor Bay towards the marina, Brixham and Berry Head. For green space and walking, Cockington Country Park is one of the area's major local highlights. The park and historic village offer woodland walks, open parkland, lakes, craft studios, tea rooms and a popular country pub, making it ideal for dog walking, family outings and weekend strolls.



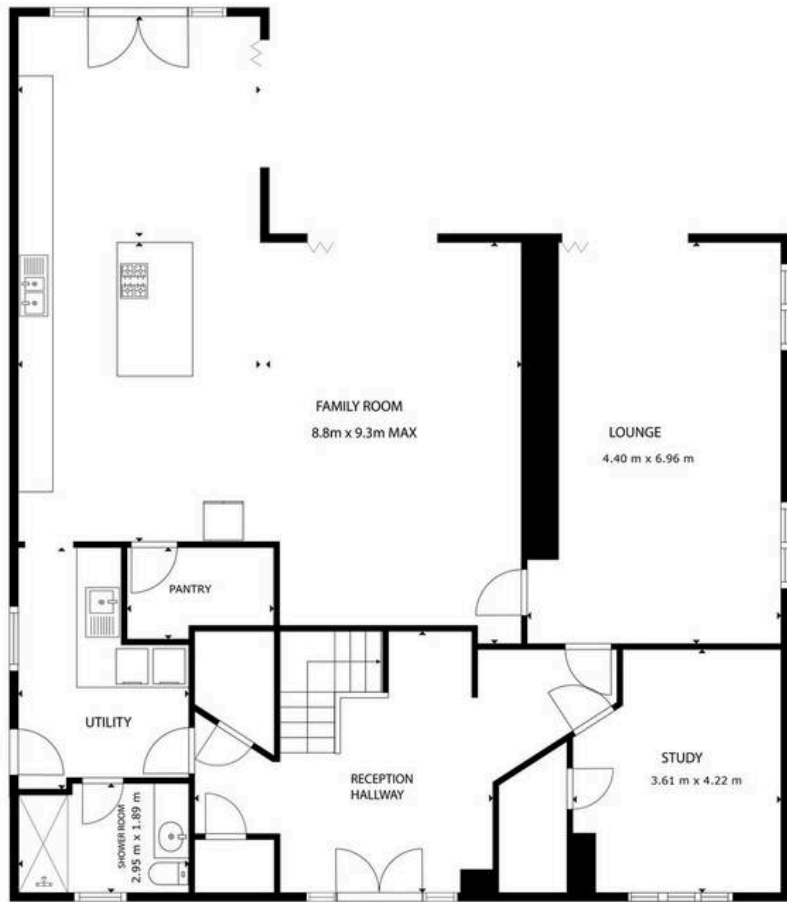
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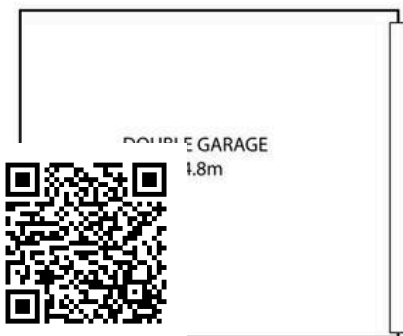




GROUND FLOOR

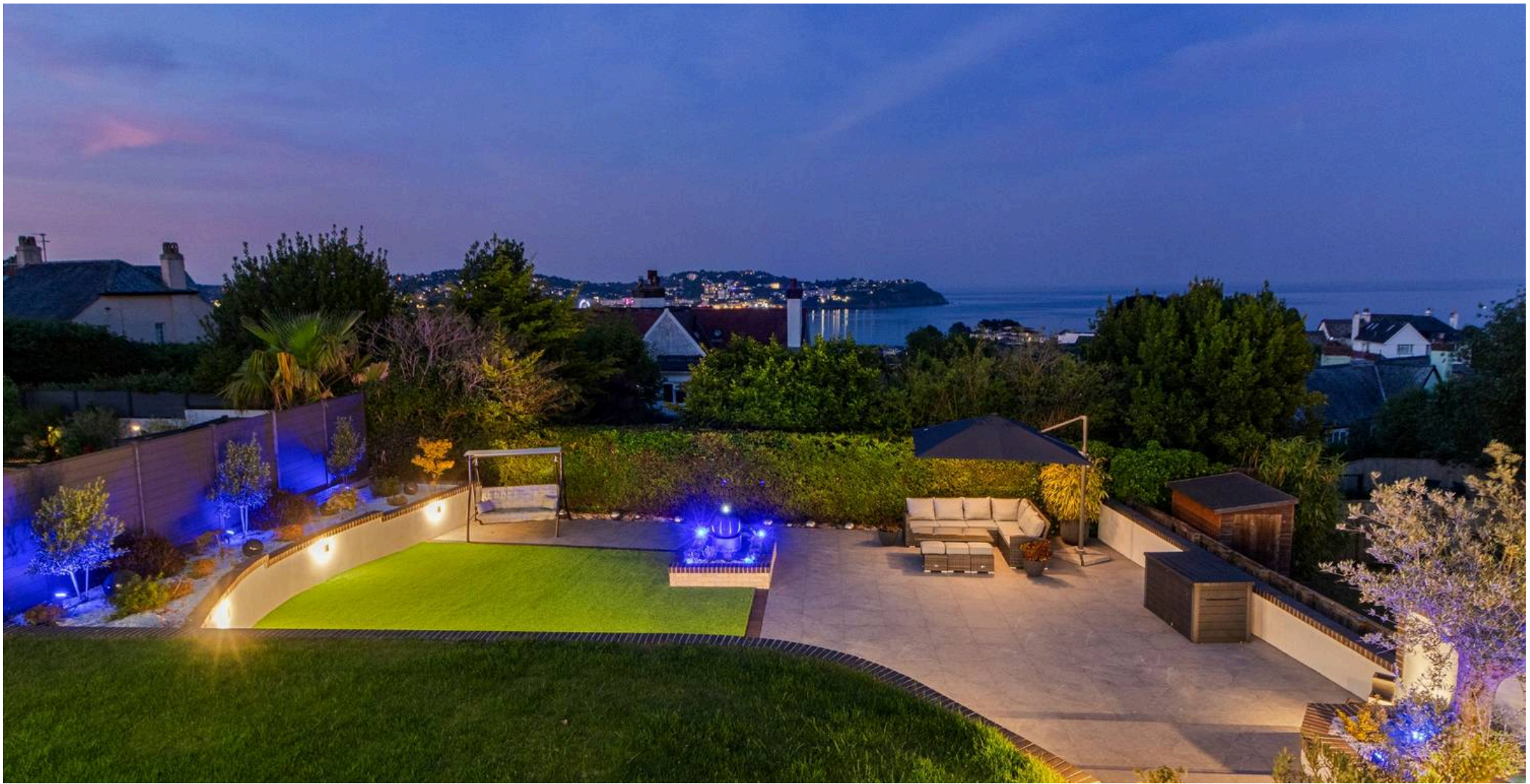


FIRST FLOOR



GROSS INTERNAL AREA
FLOOR 1: 165 m², FLOOR 2: 140 m²
TOTAL : 305 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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