



3 The Ferns St. Lukes Road



STAGS

3 The Ferns St. Lukes

, Torquay, TQ2 5NX

Exeter 23 miles Dartmouth 11 miles Totnes 9 miles

A large family home sat on the Torbay coastline.

- Six Double Bedrooms Split Over Three Floors
- Kitchen/Breakfast Room
- Carport & Driveway
- Tenure: Freehold
- Council Tax Band: E
- Adjacent to St Luke's Church
- Roof Terrace
- Sea Views
- Utilities: Mains water, Gas, Electric, Drainage
- EPC: F

£450,000

Occupying an enviable position in Torquay, adjacent to the historic St Luke's Church, this distinctive and substantial residence combines character, space and flexibility in equal measure. Ideally located within easy walking distance of the harbour, seafront and an excellent selection of shops, restaurants and amenities, the property offers expansive accommodation across three floors. Its adaptable layout makes it perfectly suited to larger families, multi-generational households or buyers seeking dedicated areas for home working and leisure pursuits.

The ground floor provides an excellent balance of comfortable family living and entertaining space. A spacious lounge, complete with a charming log-burning stove, creates a warm and inviting focal point, while the formal dining room offers an elegant setting for hosting guests. Further versatility is provided by an additional reception room and a separate hobbies room, both of which could be adapted to suit individual requirements. A utility room and a well-appointed shower room complete this level.

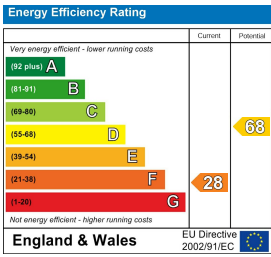
Arranged across the first floor is an impressive principal bedroom of exceptional proportions, enhanced by a thoughtful extension. The generously sized kitchen/breakfast room serves as the social heart of the home, offering ample space for everyday family life. This floor also accommodates a large double bedroom with its own en-suite shower room, a further bedroom with access to a private roof terrace, and a stylish family bathroom.

The top floor features three additional bedrooms, two of which benefit from en-suite shower facilities, providing comfortable accommodation for family members or visiting guests. Outside, a gravelled driveway and carport offer convenient parking, while a secluded central courtyard creates a private and peaceful outdoor sanctuary. Rarely do homes of this scale and character come to the market in such a sought-after central location, with the added advantage of stunning far-reaching views.



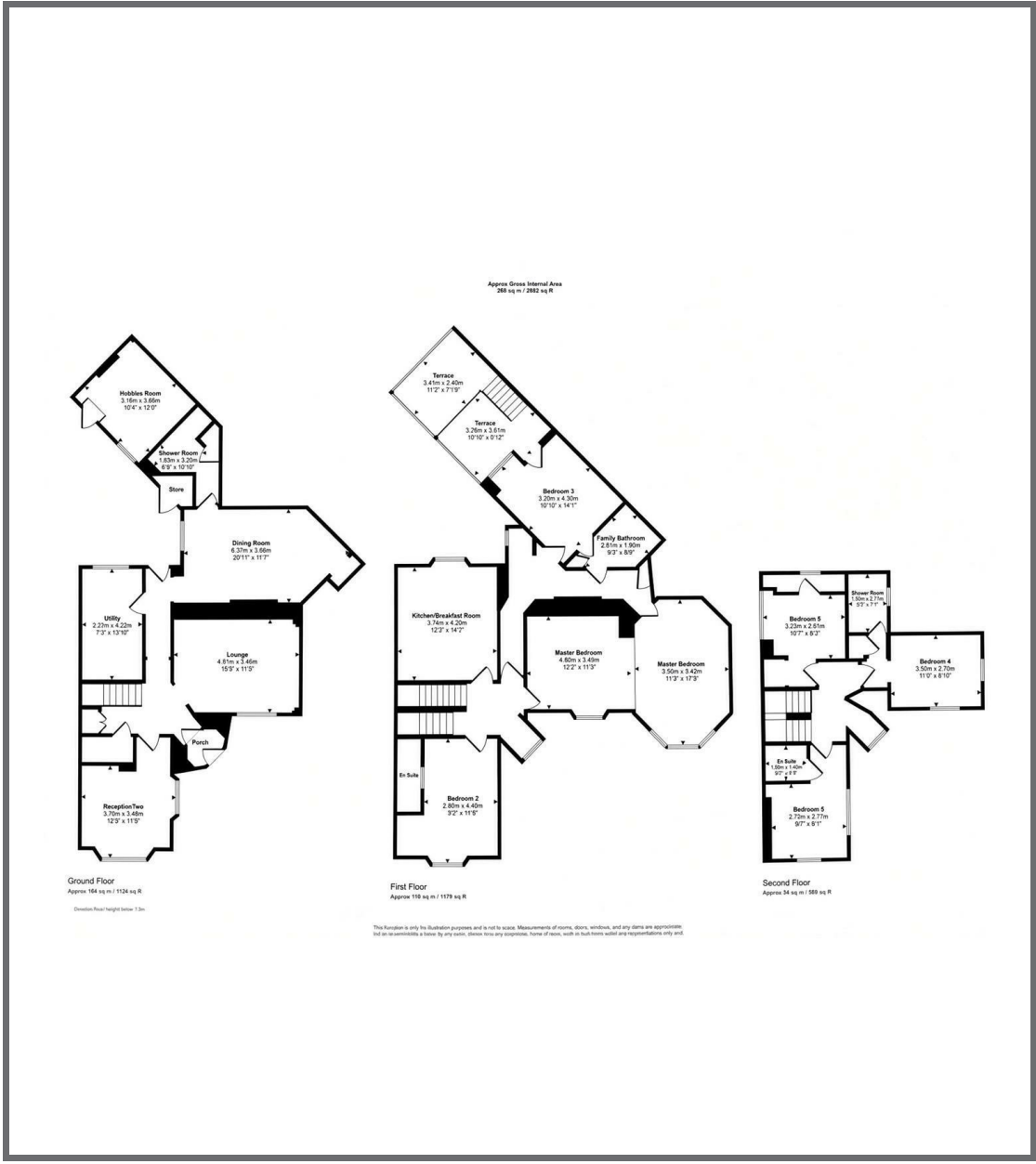


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