

JOHN COUCH
THE ESTATE AGENT

27 Haldon Road
Torquay Devon
£895,000 Freehold


Every family
HAS A
STORY
welcome to ours

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Torquay Devon TQ1 2LX

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An outstanding detached residence, comprehensively renovated to an exacting standard, showcasing striking contemporary architecture, beautifully appointed interiors and sophisticated home technology

Open plan living incorporating kitchen, dining, living room
Games room ■ Ground floor bedroom (4) ■ Shower room ■ Boot/Cloak room
3 first floor bedrooms ■ Bathroom ■ Laundry room
Studio annexe ■ Under property storage
Gardens ■ Parking

FOR SALE FREEHOLD
Occupying an enviable position in Haldon Road, one of Torquay's highly regarded residential addresses, this impressive detached residence has undergone a remarkable transformation, creating a home of architectural distinction, contemporary elegance and outstanding quality. The comprehensive renovation has been undertaken with meticulous attention to detail, bringing together beautifully considered interiors, advanced technology and a superb specification.

The principal living accommodation is particularly striking, with the entrance hall flowing into an expansive open-plan arrangement, incorporating the kitchen, dining and living areas in one beautifully composed space. The kitchen is superbly fitted, with a large island providing an informal setting for casual dining, whilst the adjoining dining area offers ample space for more formal entertaining. The living area provides an inviting setting for relaxation, with a contemporary feature fireplace forming an attractive focal point and doors opening directly to a large terrace.

A separate games room offers potential for alternative use, whilst a fourth bedroom and shower room provide valuable ground-floor bedroom accommodation, the ground floor concludes with a large cloak/boot room.

The first floor continues the impressive standard of accommodation, with three beautifully proportioned bedrooms, including a fabulous principal bedroom enjoying attractive views towards the sea, complemented by a walk-in wardrobe and further storage, whilst bedrooms two and three are equally spacious.

Serving the three bedrooms is a quite outstanding family bathroom, designed and appointed to a high standard with a luxurious freestanding bath, generously sized shower and twin wash basins complemented by contemporary finishes. A separate first-floor laundry room provides a further example of the intelligent planning given to this home.

The house has a high technical specification with a sophisticated Control4 smart home system. Speakers are incorporated throughout the house and extend into the garden, with the contemporary electric fire also offering remote operation through a smart device. Air conditioning serves both principal floors, complemented by underfloor heating to the bedrooms, whilst bespoke blinds, comprehensive external lighting and CCTV further enhance the comfort, convenience and security of the home. Solar panels provide an additional benefit, reflecting the consideration given to energy efficiency.

Positioned to the side of the house, a separate annexe, currently utilised as a salon and incorporating its own cloakroom, offers a valuable addition to the accommodation it provides. flexibility for a home business, studio or a variety of other purposes.

VIEWING BY APPOINTMENT ONLY

The gardens extend to the rear of the property, arranged over two levels providing space for family activities, the large terrace accessed from the principal living accommodation, whilst the garden beyond offers further space for recreation and enjoyment and give access to extensive under property storage. There is driveway parking provides generous space for vehicles.

LOCATION
Haldon Road sits on Lincombe Hill, an established residential area, distinguished by its tree-lined roads, individual homes and peaceful surroundings. A network of footpaths connecting the roads of Lincombe Hill leading towards the woodland walks of Ilsham Valley and the beach at Meadfoot. It also enjoys proximity to Wellswood, with its appealing collection of independent shops, cafés, restaurants and everyday amenities. The area has a strong sense of community, with its established shopping parade, patisserie, florist and other specialist businesses contributing to its popularity. The harbour and town centre are also within easy reach, whilst a local bus service provides a useful connection to the wider area.

Torquay enjoys a beautiful setting on the sheltered South Devon coast, with its beaches, attractive waterfront and established marina forming part of the town's distinctive appeal. The harbourside and town centre offer a wide choice of shops, cafés, galleries, bars and restaurants, complemented by theatres, sporting facilities and a varied programme of cultural and community events throughout the year.

CONNECTIVITY
For travel further afield, the South Devon Highway provides a convenient route from Torquay towards the A380, Exeter and the M5 motorway. Torquay railway station offers direct services to London Paddington, whilst Newton Abbot provides further mainline connections to Exeter, Bristol, the North of England and destinations across the wider rail network.

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

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

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




SMEG






LUCKY
YOU
if it's nice
play it
twice




Every family
has a
STORY
Ours is ours









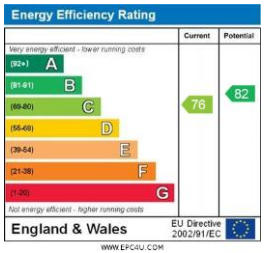





Arsenal







Approximate Gross Internal Area 3165 sq ft - 294 sq m

Basement Area 544 sq ft – 51 sq m

Ground Floor Area 1489 sq ft – 138 sq m

First Floor Area 1132 sq ft – 105 sq m



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.

J029 Printed by Ravensworth 0191 917 9331



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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.