



LANGLEY MANOR, ROCK
HOUSE LANE



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TORQUAY TQ1 4SY



A striking fully renovated Victorian Manor House built c.1840 with large grounds totalling approximately 1.5 acres and located in an outstanding location just a stone's throw from St Marychurch and Babbacombe village in Torquay, the heart of the English Riviera. Situated in the semi-rural village of Maidencombe which is located on the South Devon coastal road between Shaldon, Teignmouth and Torquay.

Entrance Lobby

Period style composite double glazed door with Victorian glazed arch above. Raised wooden platform with steps to a Library area with bespoke bookcases fitted above a fireplace below. Panelling to walls. Cornice ceiling. Two ceiling roses. Picture rail. Karndean flooring. Cast iron radiators. Storage cupboard. Stairs leading to First Floor Level.

Sitting Room 19' 6" x 22' 9" (5.94m x 6.93m)

Double glazed patio doors leading to the Victorian terrace with Sea Views. Double glazed window to rear elevation with sea views. Carved period wooden fireplace surround with granite hearth and log burner fitted. Panelled walls. Two ceiling roses. Cornice. Cast iron radiators. Double doors leading to Games Room/Drawing Room.

Games Room/ Drawing Room 13' 8" x 20' 4" (4.16m x 6.19m)

Double glazed windows to rear elevation with Sea Views. Panelled walls. Ceiling rose. Cornice. Carved wooden fireplace surround with cast iron insert and stove fitted. Cast iron radiators. Wooded flooring.

Dining Room 19' 7" x 21' 4" (5.96m x 6.50m)

Double glazed bay window to side elevation. Pewter fireplace with pewter mantel. Glazed doors to side porch/potting room. Ceiling rose. Panelled walls. Karndean flooring. Cast iron radiators. Period glazed doors to Kitchen/Breakfast Room.





Kitchen/Breakfast Room 31' 0" x 15' 5" (9.44m x 4.70m)

Double glazed door leading to the rear garden area. Two double glazed windows to rear elevation. Snug seating area with cast iron log burner. Natural stone clad wall with double glazed roof and side windows above. Karndean flooring. Central island with breakfast bar seating and granite worktops fitted above. Pendant lighting. Insert sink with drainer and mixer tap fitted. Two fan assisted ovens. Coffee machine. Integrated microwave. Double fridge. Double freezer. Large induction hob with extractor fan fitted above. Space for dishwasher. Two wine cooler fridges. Cast iron radiators.



Utility room

Matching wall and base units with worktop fitted above. Gas fired boiler. Stainless steel sink with drainer and mixer tap fitted. Space for washing machine. Space for dryer. Double glazed window to front elevation.

Office/Bedroom 5 14' 3" x 17' 7" (4.34m x 5.36m)

Wooden door to the front drive area. Double glazed window to side elevation. Cornice. Two wall mounted radiators. Double glazed window to front elevation. Large storage cupboard housing the pressurised hot water tank.

Cloakroom

Double glazed window to front elevation. Wash hand basin in glass with mixer tap fitted. Low level WC. Chrome heated towel rail. Cornice. Fully tiled. Karndean flooring.

First Floor Landing

Gallery landing. Period wooden columns. Bespoke hinged bookcases with storage area behind. Doors leading to cast iron balcony. Cornice.

Master bedroom 20' 6" x 13' 9" (6.24m x 4.19m)

Double glazed patio doors with sea views leading to a cast iron balcony. Wooden shutters. Stone period fireplace and stone hearth. Cast iron radiators. Cornice. Panelled walls. Access into Master En-Suite.

Master En-Suite

Fully tiled with natural stone and marble. Double glazed





window to front elevation. Large wet room shower with glass screen and marble bench seat fitted. Stainless steel power shower with jet function. Marble vanity with double sinks fitted. Low level WC. Chrome ladder heated towel rail. Extractor. Cornice.

Bedroom Two 14' 3" x 13' 7" (4.34m x 4.14m)

Double glazed patio doors with sea views leading to a wrought iron balcony. Wooden shutters. Wooden fireplace. Cornice. Wall mounted radiator. Access into En-Suite

En-suite

Double glazed window to rear elevation. Fully tiled. Cast iron bath with mains fed shower fitted above and glass screen. Wash hand basin. Low level WC. Chrome ladder heated towel rail. Extractor. Cornice. Wooden flooring.

Bedroom Three 17' 8" x 13' 0" (5.38m x 3.96m)

Double glazed window to front elevation. Built-in wardrobe. Wooden fireplace. Cornice. Wooden flooring. Access to En-Suite.

En-suite

Shower cubical with mains fed shower fitted. Wash hand basin. Low level WC. Cornice. Wooden flooring. Fully tiled. extractor. Double glazed window to front elevation.

Bedroom Four 13' 4" x 16' 0" (4.06m x 4.87m)

Double bay glazed window to rear elevation. Wooden fireplace. Wall mounted radiator. wooden flooring.

Family Bathroom

Fully tiled with brick effect and stone tiling. Freestanding bath with waterfall tap fitted to wall. Wash hand basin with waterfall tap fitted. Walk-in shower cubical with glass screen and mains fed rain and power shower fitted. Back to wall WC. Digital mirror with led lighting. Cornice. Victorian heated towel rail. Chrome heated towel rail. Wall lights. Extractor. Double glazed window to front elevation.

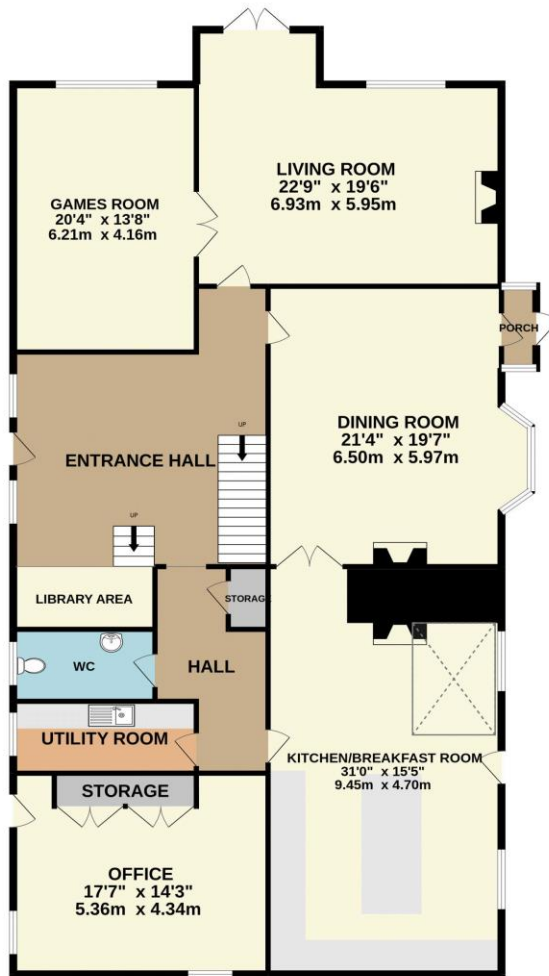
Outside

To the front of property there are large wrought iron gates into a sizeable private driveway. Gated access on to the Victorian terrace with Sea Views and original period pond with fountain and lighting. Steps leading

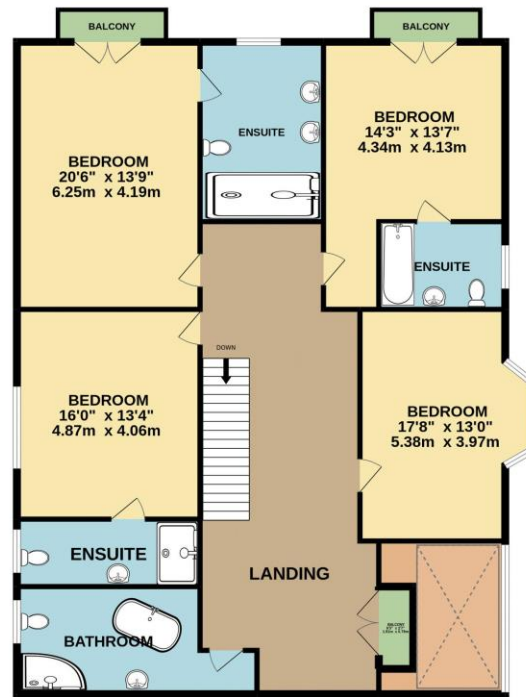




GROUND FLOOR
2467 sq.ft. (229.2 sq.m.) approx.

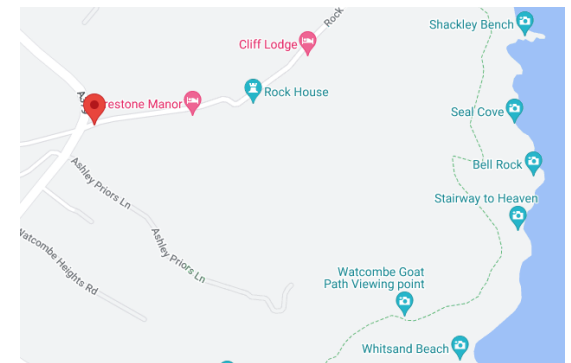


1ST FLOOR
1805 sq.ft. (167.7 sq.m.) approx.



TOTAL FLOOR AREA: 4272 sq.ft. (396.9 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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