



The Terrace, Torquay

£435,000

2  5  3 

Whether enjoyed as a prestigious family home, a luxury holiday retreat, or a unique investment opportunity, Cary Lodge is more than a property—it's a lifestyle!



# INTRODUCTION

*Features of the accommodation include five bedrooms, three bathrooms - offering plenty of space for family and guests. A spacious kitchen and separate utility room provide everyday convenience, there is an impressive sitting room with marble fireplace, while a mature, well-stocked garden offers a tucked away outside space with a South Easterly aspect.*

Occupying an elevated position above Torquay Harbour, Cary Lodge is a beautifully presented period property offering charm, space, and versatility. This impressive home combines original architectural features with modern comforts, high ceilings, period features and spacious rooms with sea views over Torbay.

The flexible layout spans two levels, making it ideal as a spacious family residence, multi-generational home, or as a property with income potential. Step outside and find yourself just moments from Torquay Harbour, cafes, boutique shops, restaurants and seafront.

The accommodation comprises:

ENTRANCE PORCH - 1.09m x 1.04m (3'7" x 3'5") Coved ceiling with light point, door to:

RECEPTION HALL Coved ceiling with ceiling rose and light point, dado rails, stairs with handrail to first floor, radiator with thermostat control, tiled flooring, doors to:



SITTING ROOM - 4.98m x 4.52m (16'4" x 14'10") Coved ceiling with light points, picture rails, window overlooking the garden, fireplace with marble surround, skirting board heater.



DINING ROOM - 4.6m x 3m (15'1" x 9'10") Light points, bay window overlooking the garden, picture rails, radiator with thermostat control, open grate fireplace with marble surround, opening to:



KITCHEN/BREAKFAST ROOM - 7.26m x 3.28m (23'10" x 10'9") Inset spotlights, UPVC double glazed windows to side. Fitted kitchen comprising a range of base and drawer units with granite work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for range style gas cooker, space for 'Everhot' electric range cooker, space for American style fridge freezer, radiator with thermostat control, door to reception hall, door to:



UTILITY - 3.76m x 2.57m (12'4" x 8'5") Inset spotlights, base units with work surface over, inset sink and drainer, space and plumbing for washing machine, storage cupboard, UPVC double glazed door opening onto courtyard, sliding door to:

GROUND FLOOR SHOWER ROOM/WC - 3.68m x 1.3m (12'1" x 4'3") Inset spotlights, walk-in shower enclosure with glazed screen, vanity unit with inset wash hand, WC, UPVC double glazed window, heated towel rail, tiled floor.

GROUND FLOOR BEDROOM 5 - 5.21m x 4.06m (17'1" x 13'4") Coved ceiling with light point, UPVC double glazed window to rear, radiator with thermostat control, built-in storage cupboards, timber flooring, door to:

SHOWER ROOM - 1.93m x 1.63m (6'4" x 5'4") UPVC double glazed windows, tiled shower cubicle with electric shower, tiled floor, large storage cupboard with light point, shelving and boiler.

FIRST FLOOR LANDING Light point with ceiling rose, picture rails, dado rails, radiator with thermostat control. Double doors opening onto a sun terrace with sea views across the bay. Doors to:

BEDROOM ONE - 5.11m x 4.52m (16'9" x 14'10") Light points, picture rails, double glazed window to front aspect with sea views across the bay, skirting board heater. Second door to landing.



BEDROOM TWO - 4.44m x 3m (14'7" x 9'10") Light point with ceiling rose, picture rails, sash window with sea views across the bay, skirting board heater.



BEDROOM THREE - 5.11m x 3.48m (16'9" x 11'5") Light points, UPVC double glazed window to side, radiator with thermostat control.

BEDROOM FOUR - 4.11m x 3.1m (13'6" x 10'2") Light point, hatch to loft space, window to side, radiator with thermostat control. Door to:

REAR LOBBY - 3.1m x 2.03m (10'2" x 6'8") Light point, double glazed window, water heater. Light point, UPVC double glazed window to side, radiator with thermostat control, UPVC obscure glazed door leading onto a walkway providing rear access from Braddons Hill Road West.

BATHROOM/WC - 2.54m x 1.85m (8'4" x 6'1") Light point, double glazed window, water heater. Comprising panelled bath with shower over, pedestal wash hand basin, WC.

WC Light point, obscure glazed window. Comprising WC and wall-mounted wash hand basin with tiled splash back.

#### OUTSIDE

The property is approached through an impressive garden via double timber gates with a central pathway leading to a canopied front entrance and to the front door. The garden is well stocked with mature plants and shrubs with several seating areas, a water feature and a South Easterly aspect.



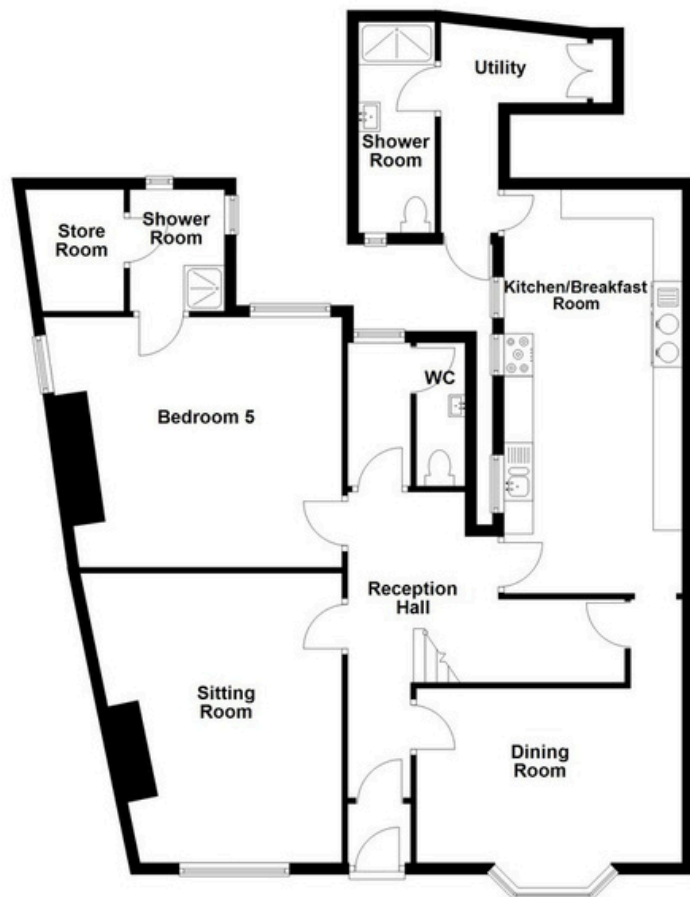
To the rear of the property and accessed from the utility is an enclosed courtyard garden offering an additional seating space, laid to paving stones with outside light and an outside tap.



#### AGENTS NOTE

Please be advised that due to the age and nature of this property all measurements are approximate and are obtained to the maximum measurements of the room. This property is subject to a flying freehold

Ground Floor



First Floor



#### USEFUL INFORMATION

- Tenure - Freehold
- Grade II Listed
- Age - 1834
- Heating - Gas central heating
- Drainage - Mains
- Windows - Some Double glazed
- Council Tax - Band E
- EPC Rating - N/A
- Broadband - To be confirmed
- Mobile - To be confirmed

# CHRISTOPHER SCALES

POWERED BY  
**exp** UK

07713352747 | CHRISTOPHER.SCALES@EXP.UK.COM