





Woodbury Acadia Road

Torquay

Woodbury is a distinguished Grade II Listed Italianate Victorian villa constructed circa 1860 and occupying a wonderfully private position in the heart of Wellswood. Set behind mature boundaries and approached through double gates over a sweeping driveway the property offers a rare opportunity to acquire a substantial period residence of genuine architectural interest within one of Torquay's most desirable residential areas.

- Grade II Listed Italianate Victorian Villa
- Dating From Circa 1860
- Prime Position In The Heart Of Wellswood
- Reinstated From Two Apartments Into One Residence
- Impressive Drawing Room And Formal Dining Room
- Kitchen And Breakfast Room
- Seven Bedrooms In Total Including Ground Floor Bedroom
- Flexible Rear Wing With Lounge And Shower Room
- Private South Westerly Gardens



REAR GARDEN

DRIVEWAY

6 Parking Spaces



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Woodbury occupies an enviable position within Wellswood one of Torquay's most established and sought after residential areas. Wellswood has retained a strong village atmosphere and offers an excellent selection of independent shops cafes restaurants a pub delicatessen convenience stores and everyday amenities. For families the area is particularly well placed for schooling with Ilsham Academy close by together with convenient access to Torquay's grammar schools and a number of independent schools. The coastline is one of the major attractions of this part of Torquay. Ilsham Valley provides an attractive walking route towards Meadfoot while Meadfoot Beach Anstey's Cove and the surrounding coastal paths are all within easy reach. These provide excellent opportunities for walking swimming paddleboarding and enjoying the South Devon coastline. Torquay Harbour Marina and waterfront are also readily accessible and offer a wide choice of restaurants bars leisure facilities and marine activities. For commuters Newton Abbot provides access to the mainline railway network while the South Devon Highway gives convenient road connections towards Exeter and the M5. Dartmoor National Park and the wider South Hams are also within comfortable travelling distance. Woodbury therefore combines the privacy and proportions of a substantial Victorian residence with the convenience of Wellswood village and the South Devon coastline close at hand.





ABSOLUTE





BASEMENT



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1 59.4 m² (639 sq.ft.) FLOOR 2 167.0 m² (1,797 sq.ft.) FLOOR 3 163.8 m² (1,763 sq.ft.)
TOTAL : 390.1 m² (4,199 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road – TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

