Hill View

Hill View Edginswell Lane

Torquay, , TQ2 7JF

Exeter 21 miles Dartmouth 21 miles Totnes 7 miles

A modern family home with Entertainment Hall, Gym room, Annexe, Garden Lodge/Golf sim in a semi-rural setting.

- Modern Fixtures & Fittings Throughout.
- Four double bedrooms, principal suite with walk-in wardrobe and en-suite.
- Lower Ground floor Entertainment Hall, Home Gym & Shower-Room.
- Utilities: Mains gas, electric, water & drainage.
- EPC: A
- Open-plan Kitchen/Diner & Living Room.
- Versatile Annexe & Garden lodge/Golf Sim.
- Llandscaped gardens with sun terraces and covered outdoor entertaining areas.
- Tenure: Freehold.
- Council Tax Band: F

Offers Over £1,100,000

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DESCRIPTION

This exceptional and extensively modernised detached residence offers over 3,980 sq. ft. of beautifully presented accommodation, thoughtfully designed for contemporary family living and entertaining. Finished to an outstanding standard throughout, the property combines impressive proportions with high-quality fixtures and fittings, creating a home that is both stylish and practical.

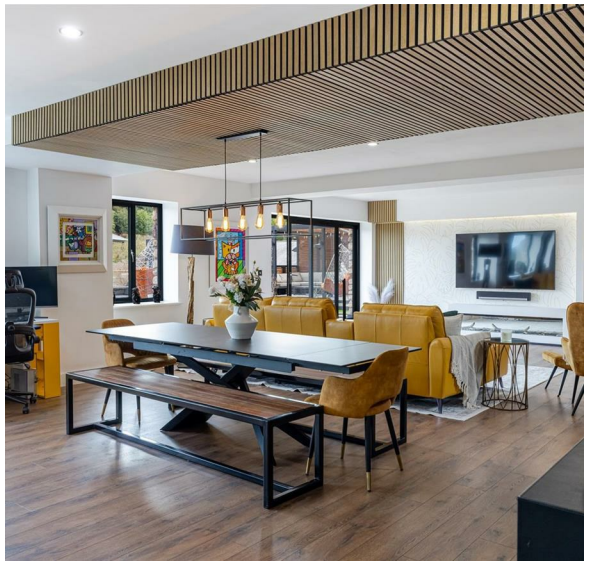
The heart of the home is a spectacular open-plan kitchen, dining and living space measuring almost 45 feet in length. Flooded with natural light, this stunning room provides the perfect setting for both everyday family life and large-scale entertaining. The contemporary kitchen is centred around a substantial island and seamlessly flows into generous dining and seating areas, all complemented by a welcoming entrance porch and convenient ground floor cloakroom.

The lower ground floor adds a fantastic leisure and entertainment element to the property, featuring an expansive games room complete with bar area, alongside a separate gym and shower room. This versatile level offers the ideal space for hosting guests, family recreation, fitness enthusiasts or the creation of a self-contained leisure suite.

Arranged across the first floor are four excellent double bedrooms, all generously proportioned and finished to a high standard. The impressive principal bedroom benefits from a walk-in wardrobe and luxurious en-suite facilities, while a second bedroom also enjoys its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms, providing comfortable accommodation for growing families and visiting guests alike.

A particular feature of the property is the substantial detached studio building, currently utilised as a successful home business space. Complete with its own shower room and additional first-floor studio area, this highly adaptable building lends itself to a variety of uses including a professional office, creative workspace, gym, guest accommodation, treatment rooms or annexe potential, subject to any necessary consents.

Further enhancing the lifestyle appeal is a dedicated indoor golf simulator room with access to a balcony, creating a unique recreational space seldom found in residential properties. Combining exceptional living accommodation, outstanding leisure facilities and remarkable versatility, this impressive home represents a rare opportunity to acquire a truly bespoke property suited to modern family life and home working requirements.



OUTSIDE

The gardens have been thoughtfully landscaped to create an exceptional outdoor entertaining environment, perfectly complementing the contemporary style of the home. A generous level lawn wraps around the property, providing an excellent space for families and children, while an elevated composite sun terrace enjoys a private setting with ample room for al fresco dining, relaxing and social gatherings. A covered outdoor entertaining area further enhances the lifestyle appeal, offering a sheltered space that can be enjoyed throughout the seasons.

Enjoying a pleasant open outlook towards the surrounding countryside, the gardens strike an ideal balance between practicality and leisure. Well-enclosed and designed for ease of maintenance, the grounds provide multiple seating areas from which to enjoy the setting, including a dedicated hot tub terrace. The substantial plot creates a wonderful sense of space and privacy, making it an ideal backdrop for both everyday family life and larger-scale entertaining.

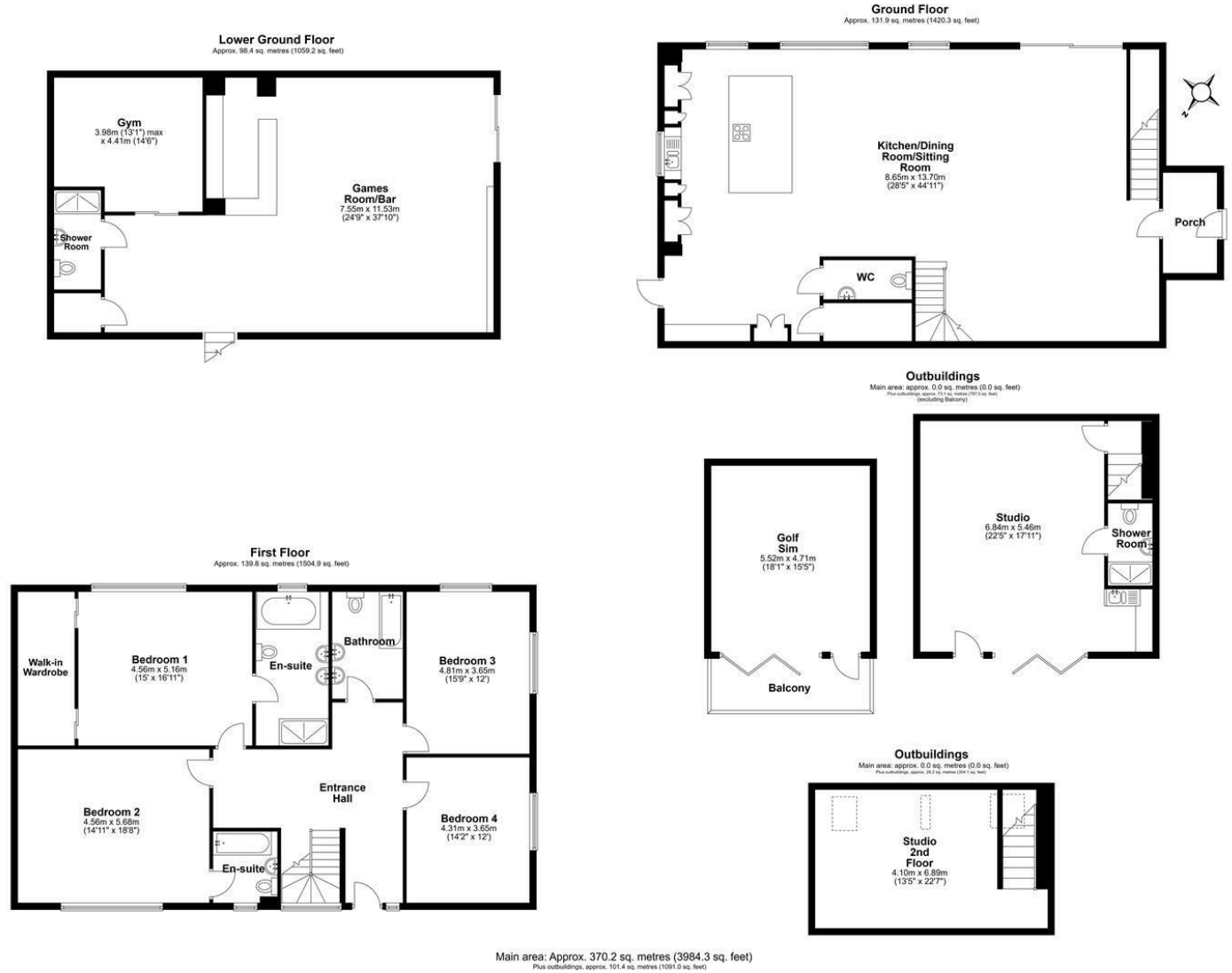
UTILITIES

Mains: Gas, Electric,water & Drainage

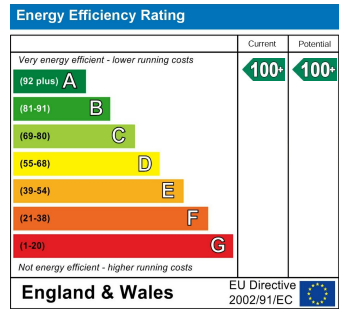
LOCATION

Situated on the sought-after Edginswell Lane, this impressive home enjoys a convenient yet semi-rural setting on the outskirts of Torquay, surrounded by attractive countryside while remaining within easy reach of local amenities. The property is ideally positioned for access to The Willows retail district, Torbay Hospital and a variety of highly regarded schools, making it particularly appealing to families and professionals alike.

Torquay's picturesque seafront, marina and vibrant harbourside are approximately 3 miles away, offering an array of waterfront restaurants, cafés and leisure facilities. Excellent transport connections are also close at hand, with Torquay railway station approximately 2 miles away and the A380 South Devon Highway providing swift access to Newton Abbot, Exeter and the M5 motorway. Regular bus services operate nearby, ensuring convenient travel throughout the wider Torbay area.



Main area: Approx. 370.2 sq. metres (3984.3 sq. feet)
Plus outbuildings, approx. 101.4 sq. metres (1091.0 sq. feet)



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