



**JOHN COUCH**  
THE ESTATE AGENT

17 Mead Road  
Livermead Torquay Devon  
**£1,195,000 Freehold**



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Devon TQ2 6TG

£1,195,000 Freehold



A beautifully restored period home in a prime residential location offering a good deal of privacy, sea views, five bedrooms, outdoor pool, landscaped level gardens, gym, sauna and large garage

- Detached period home ■ Sea views ■ Two reception rooms
- Kitchen/dining room ■ Utility & boot room ■ 2 x Cloakroom/WC
- Principal bedroom suite ■ Four bedrooms ■ Family bathroom ■ Study
- Landscaped gardens with pool and leisure suite ■ Garage & parking

#### FOR SALE FREEHOLD

This substantial home has been updated using expert craftsmen and with respect for period details that is enhanced by a colourful palette of heritage wallpapers and paints. Contemporary upgrades provide practical amenities for 21st century living and are perfectly complimented by well-planned gardens and leisure facilities making this a supremely comfortable home.

#### LOCATION

The residential area of Livermead was laid out during the first half of the 20<sup>th</sup> century where individual detached homes occupy spacious plots and enjoy bay views. Favoured for its quiet ambiance and proximity to the sea front esplanade the location offers easy access to local hotels, a selection of restaurants, the Princess theatre, harbourside, sandy beaches and all that Torquay has to offer.

The woodland and valley walks of Cockington are within easy reach where the 450 acre country park and picturesque village with its thatched cottages, tearooms and listed pub are waiting to be explored. Torquay railway station is close by with extensive local amenities at the nearby village style communities of Walnut Road and Old Mill Road.

There are several good primary schools in the vicinity and Torquay is also home to a well-respected boys and girls Grammer School (subject to any catchment or entry rules).

#### INSIDE

This classically designed home sits very comfortably on the plot where a few steps rise to the solid front door that opens to a vestibule with double doors revealing a wide central hallway with reception rooms traditionally located to either side.

These reception rooms have excellent proportions and views across the front garden.

The sitting room also has French doors opening to the back garden and a multi-fuel stove set into a striking marble surround creating a focal point. Built-in book shelving covers one wall and there is ample room for large comfortable sofas for relaxation. The dining room is perfect for formal entertaining providing space for a large table and additional furniture.

The large kitchen/dining room has been carefully planned to provide a casual seating area in front or French doors that open to the garden with this space cleverly delineated by a large breakfast bar. This room is fitted with a fine range of bespoke cabinetry giving extensive storage space and capped with contrasting riven granite countertops, a window to the side provides natural light and ventilation.

VIEWING BY APPOINTMENT ONLY

From the kitchen is a boot room with large storage cupboards and a fully fitted utility room with plumbing and space for laundry appliances. At the ground floor there is also a separate cloakroom/WC.

The staircase has original balustrading that incorporates a charming acorn detail and rises to the first floor where two symmetrical bedrooms to the front of the house enjoy lovely views across Tor Bay to the lighthouse at Berry Head. Two additional bedrooms have views over the rear garden with one also having a wall of built-in wardrobes. A fitted study also enjoys sea views and a large family bathroom and additional cloakroom/WC complete the first floor accommodation.

A dedicated principal bedroom suite is located to the second floor where the design takes full advantage of the space that runs the width of the house. This peaceful sanctuary enjoys stunning coastal views and is flooded with soft natural light and has a dedicated seating area, built-in storage cupboards and a stylish en-suite bathroom that has both a bath and shower.

### **OUTSIDE**

The driveway leads to a large detached garage with a pathway and shallow steps rising to the entrance terrace. The front garden has a level lawn with attractive boundary hedging and mature plantings. The principal gardens have a south westerly aspect and lie to the rear where a large terrace with direct access from the kitchen is perfect for al fresco dining.

Steps rise to a further area of garden where a sunken swimming pool and careful plantings creates a Mediterranean ambiance.

A purpose-built pool house has a sauna, shower and WC and would work as casual guest accommodation if required. A large garage provides secure parking and storage with driveway parking for several vehicles.

### **RESORT / AREA**

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed.

At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

**SERVICES** Mains water, gas electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators and multi fuel stove in sitting room.

**CURRENT PROPERTY TAX BAND G** (Payable Torbay Council 2025/26 £3899.72)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) Ultrafast (FTTP) (Estimated Ofcom Data)









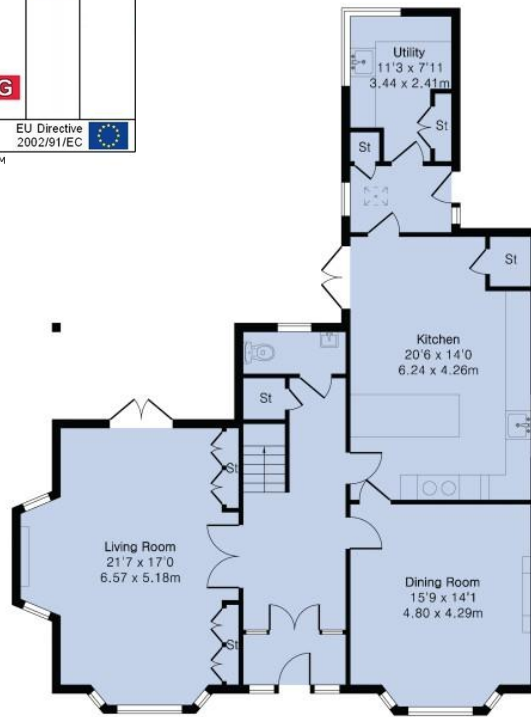




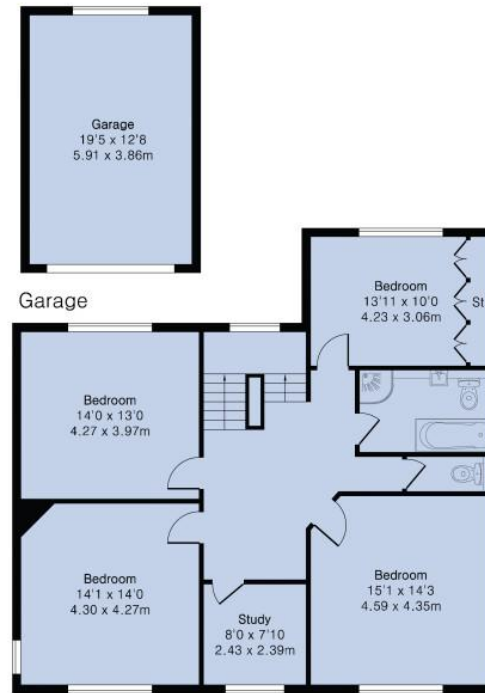
**Approximate Gross Internal Area 3151 sq ft - 292 sq m  
(Excluding Garage & Sauna/Gym)**

Ground Floor Area 1189 sq ft – 110 sq m  
 First Floor Area 1109 sq ft – 103 sq m  
 Second Floor Area 853 sq ft – 79 sq m  
 Garage Area 246 sq ft – 23 sq m  
 Sauna/Gym Area 218 sq ft – 20 sq m

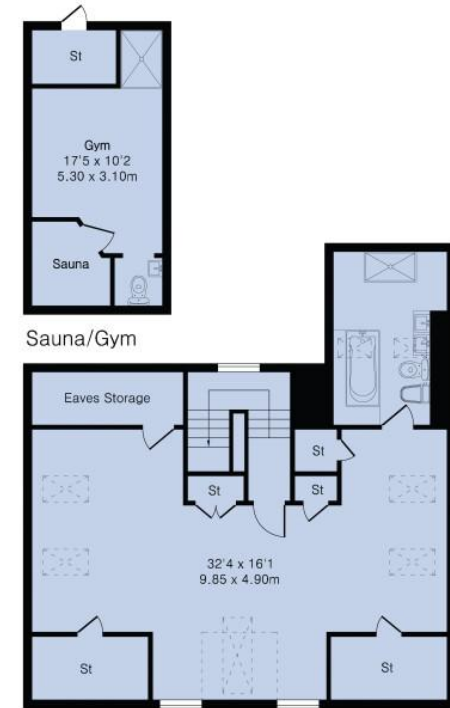
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		70	76
www.epc4u.com			



Ground Floor



First Floor



Second Floor



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.



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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.