Bridge House,

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13 Park Hill Road, Torquay, Devon TQ1 2AL

Exeter 22 miles Dartmouth 11 miles Totnes 10 miles

This unique character property a few minutes' walk from the Harbour. With Four-Bedrooms set over Four Floors, Planning Passed for Residential Use.

- Four Bedroom Character Home/Investment Opportunity
- Set over Four Floors
- Planning Passed for Residential Use
- Council Tax Band TBC
- Grade II listed
- Surprisingly Spacious Accommodation
- Flexibly Living Space
- Located Close to the Harbourside
- Freehold
- CGI: CGI images for marketing purposes only

Offers In Excess Of £350,000

SITUATION & DESCRIPTION

This unique character property presents an extraordinary opportunity for buyers seeking to add the finishing touches and create a bespoke home a few minutes walk from the vibrant Harbourside, with its array of local bars, restaurants and Royal Torbay Yacht Club. Currently a blank canvas spread over four floors, the residence offers a flexible living arrangement to suit various needs and lifestyles. It boasts a wealth of original features, including wooden sash windows, stripped wooden floors, intricate coving, and original wooden window shutters, all complemented by modern wiring and plumbing including zoned heating controls in every room for added convenience. The property briefly comprises two reception rooms on the ground floor, leading to a downstairs WC and office/study. The first floor boasts two double bedrooms and space for a bathroom, the second floor landing is complimented by a storage area with plumbing and allows access to two further bedrooms and shower room. The lower ground floor boasts a further reception room and space for an open-plan kitchen/breakfast room with a rear lobby leading to what could be a utility room and courtyard garden with built in storage area and rear access gate. The lower ground floors heating, plumbing and electrics have been configured to facilitate it being a separate flat if desired. Ideally situated close to the Harbour, this property is perfect for those looking for a permanent coastal residence or a charming holiday home.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

ACCOMMODATION

Access to this stunning property is gained via a spacious entrance hall featuring elegant stripped wooden flooring. From here, doors open to all main rooms, providing seamless connectivity throughout the home. A beautiful staircase leads to both the first floor and the lower ground floor, enhancing the property's charm and flow. This inviting entryway sets the tone for the rest of the residence, offering a warm and welcoming introduction to a space filled with character and potential. The sitting room features two wooden sash windows to the front aspect, complete with original wooden shutters, elegant coving, and stripped wooden flooring, enhanced by a new Victorian-style radiator. On the same level, the dining room offers a similar charm with a wooden sash window facing the rear, original shutters, built-in stripped cupboards, and matching flooring, all complemented by a modern radiator. The entrance hall leads to a convenient downstairs WC and a versatile study/office via a couple of steps.

Ascend the stairs to the first floor, where a large wooden sash window illuminates the landing. Stripped wooden doors provide access to bedrooms one and two, both spacious double rooms featuring wooden sash windows and exposed wooden floors. Additionally, a room located at the front of the building offers ample space and plumbing for a potential bathroom, allowing for further customization to suit your needs.

Take the stairs to the second floor, where you'll find two comfortable double rooms, each boasting original features. A room at the front of the property comes with plumbing, perfect for creating a modern shower room. The landing benefits from built-in storage, including a hot water cylinder and plumbing for a sink, making it an ideal spot for preparing a morning coffee.

The lower ground floor offers a versatile space featuring another reception room with two wooden sash windows to the front aspect, complete with wooden shutters and exposed wooden flooring. Built-in storage cupboards add practicality, while an open archway leads to an ideal area for a contemporary kitchen. This potential kitchen space enjoys a wooden sash window to the rear aspect, additional built-in storage cupboards, and access to a lobby. The lobby features a front door and leads to a potential utility room with a rear door opening to the courtyard, enhancing the property's functionality and charm.

OUTSIDE

A low-maintenance courtyard is located at the rear of the property, featuring a built-in storage area perfect for bikes and other items. This courtyard is fully enclosed on all sides, ensuring privacy and security, and includes a convenient pedestrian gate for easy access to the rear.

SERVICES

Mains Electric, Water & Gas, Mains Drainage.

LOCAL AUTHORITY

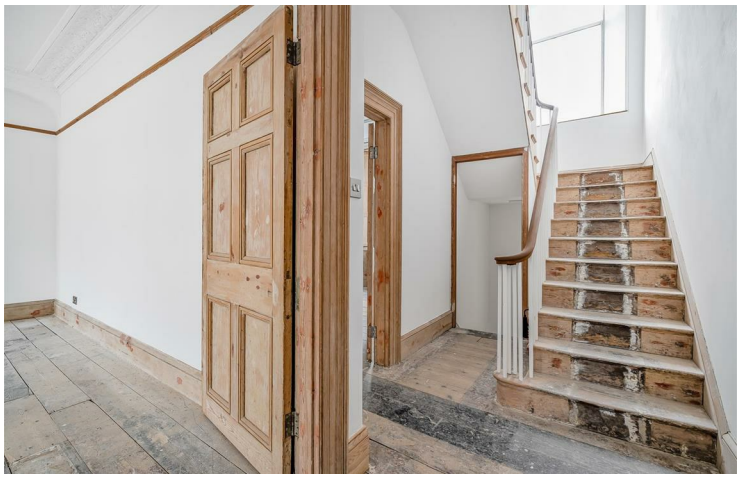
Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags office and by car (NB: there are a number of quicker ways to walk from to the harbour/Marina and town centre restaurants), proceed along the Strand to the clock tower known as the Mallock Memorial. Turn left at the island and proceed up Torwood Street. Take the first right at the traffic lights onto Park Hill Road where the property can be found on the right hand side opposite the surgery.



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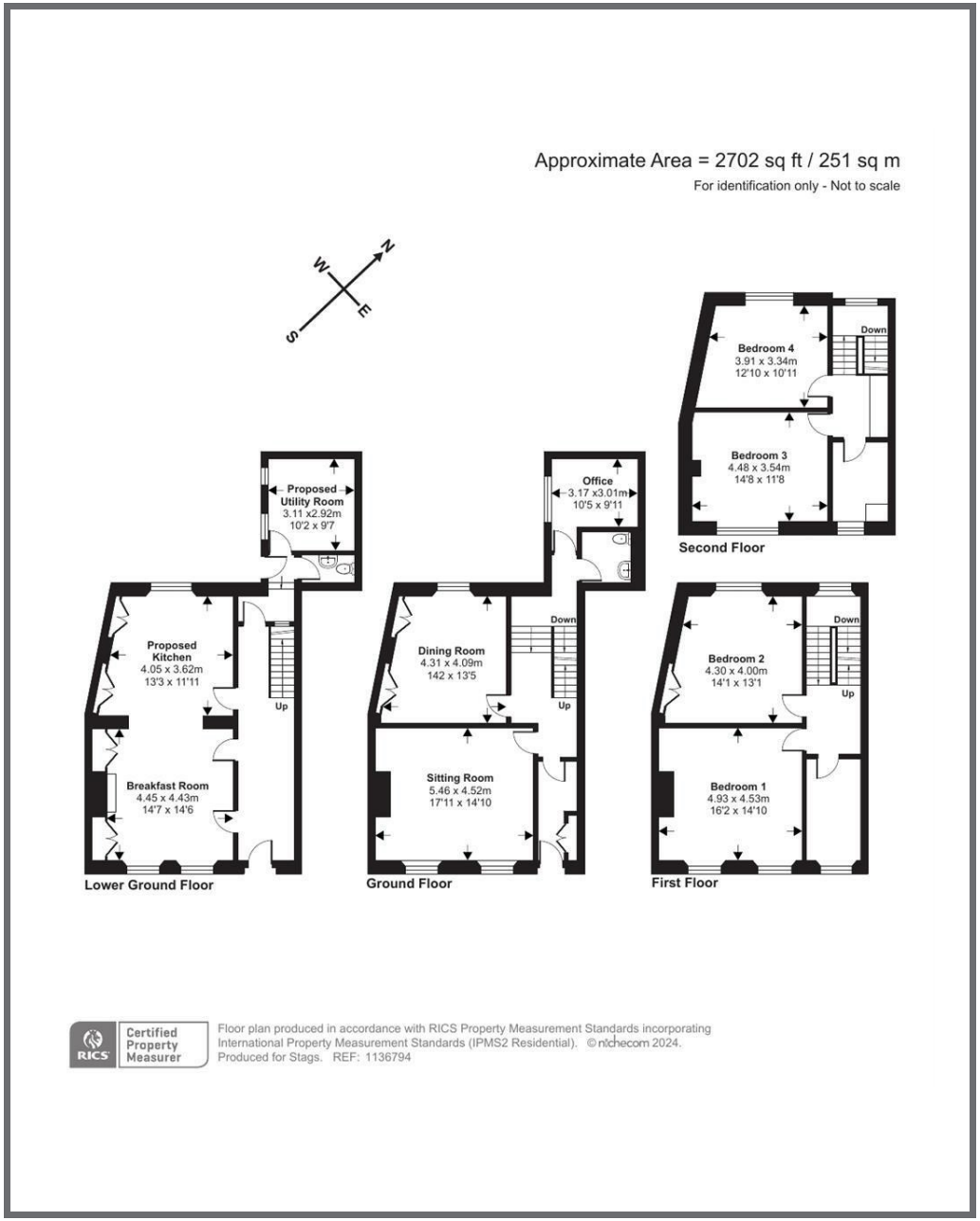

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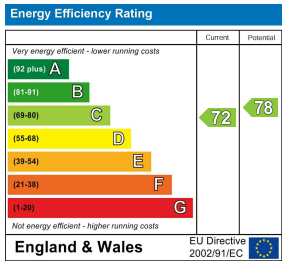

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