



## 28 Park Hill Road | Torquay | TQ1 2AR

Tucked away just moments from Torquay's bustling harbour-side with its mix of cafés, bars and restaurants, this charming mid-19th century stone-built lodge-style home combines period character with thoughtful modern comforts. Dating back to the 1850s the property retains its solid traditional construction and timeless appeal with sympathetic modernising to suit contemporary living. Behind the stone facade lies an expansive lounge/diner with doors leading out to the garden with a modern kitchen with built-in appliances. There is also a useful downstairs W/C. Upstairs are 3 double bedrooms with vaulted ceilings and original brace beam work with the master bedroom being en suite to the master bathroom beautifully finished and appointed. Outside is a private and enclosed courtyard garden laid to patio backing on to a natural rocky outcrop offering a high degree of privacy. We strongly recommend viewing to take in the character and considered finish.

Asking Price Of £425,000

- LODGE STYLE HOUSE
- TRADITIONAL STONE BUILT
- 1850's
- CONTEMPORARY FINISHES
- GARDEN
- NO CHAIN



Accessed via a secure gated entrance. Communal patio area to front door.

### Hallway

A fair-sized reception hall with useful under-stair storage with plumbing for washing machine. Double glazed front door. Carbon effect radiator. Fusebox.

### Downstairs WC

A contemporary white suite with close couple W/C, with dual flush and vanity unit with inset wash hand basin. Wood effect to floor and walls along with contrasting acrylic panelling.

### Lounge Diner - 6m x 5.6m (19'8" x 18'4")

This expansive room offers a bright and airy space which will allow various layouts which can then take advantage of the two large double glazed doors that open out to the private garden. There are ample led spotlights to the ceiling along with numerous double power points and one with usb charging points. Two Victorian style radiator. Wood effect flooring. There is a deep cilled double glazed window which overlooks Park Hill Road. This large lounge/diner is open to:-

### Kitchen - 3.2m x 2.6m (10'5" x 8'6")

A stylish range of modern light grey high gloss units with soft close doors and white marble effect counter tops. There is a range of built in Hotpoint appliances including stainless steel gas hob with Cooke and Lewis stainless steel cooker head over, oven and microwave. Integrated white composite sink with black mixer tap over. Cupboard to accommodate a fridge freezer. Cupboard housing Viessmann gas boiler with digital controller and app operation facility. There is room in the kitchen for additional worktops or breakfast table and chairs. Wood effect flooring. Spot lights to ceiling. Stairs with sensor LED tread lights leading to the first floor landing. Within the impressive stairwell are two original double glazed porthole windows with inset mini spotlights creating a comforting glow in the darker winter nights. This is complimented by a modern remote controlled statement light fixture over the stairs with graduating light intensity and colour changing LEDs.

### Bedroom 1 - 4.4m x 3.3m (14'5" x 10'9")

A spacious double room with some charming original features including a double glazed porthole window at high level and arch sash window at floor level which overlooks the garden. There is also the original beam brace to the vaulted ceiling. Ample power points one with usb points. Modern radiator. Door to:-

### Ensuite

A well-appointed separate shower room double width walk-in cubicle with glass doors and shower fitment with a large drench head, body spray and cascade tap. Quality vanity unit with recessed wash basin with cascade tap over, matching close couple WC with dual flush. The walls are tastefully decorated with a mix of stone effect tiling and wall panels. Feature double glazed sash window and white ladder radiator.

### Bedroom Two - 5.8m x 2.6m (19'0" x 8'6")

Another double room with 3 low level double glazed porthole windows at high level double glazed sash window. Victorian style radiators. There is ample room for a double bed with associated furniture. There are the original beam braces to the vaulted ceiling. Ample power points one with usb points.

### Bedroom Three - 3.7m x 2.2m (12'1" x 7'2")

A further double room with low level double glazed porthole window and arched sash window with dressed stone cill. The ceiling is also vaulted with the original brace beam work. Modern radiator. Power points one with USB charging points.

### Main bathroom

This modern contemporary bathroom is large. It measured 2.7m x 2.5m (max) and has a high beamed vaulted ceiling. There is a luxury white suite offering a shower bath with mixer tap plus mains fed shower unit and glass screen. There is also a wide vanity unit with full width surface mounted wash basin and mixer tap. Victorian style period radiator with towel rail. Again stylishly furnished with complimentary stone effect tiling and wall panels with feature 'driftwood' filing. Wood effect flooring. Two double glazed porthole windows with mini spot lights creating effect mood lighting.

### Outside

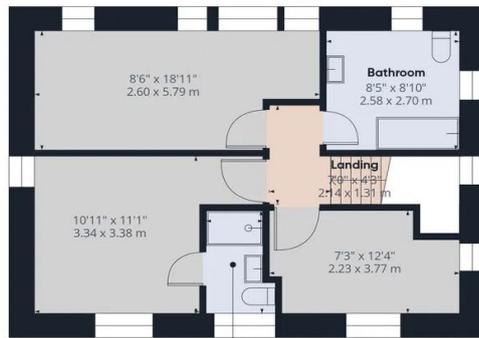
This character property is nestled neatly between the road and a feature rocky outcrop which allows for a high degree of privacy and a unique setting. There is a level and enclosed courtyard garden with the property making a beautiful back drop with it's limestone walls and sandstone window reveals. The garden can be accessed directly from the lounge and so is perfect for summer garden parties or just to walk out and relax in the sun! If you look carefully at the top of the building you will spot an old pulley and hook which suggests the property was used industrially however this is limited history available for the unique character home. Outside tap and power point.

### Agents Note:

The current owners have very studiously renovated The Rocky Bay and created this beautiful individual home. They have personally designed and chosen high quality finishes throughout and, as you will see from the photographs, the interior design blends modern living needs with the 1850's character. If you are interested in purchasing this delightful property a list of works can be provided.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 1056 ft<sup>2</sup>  
 98.2 m<sup>2</sup>

**Reduced headroom**  
 21 ft<sup>2</sup>  
 1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Address

28 Park Hill Road Road, Torquay,  
 TQ1 2AR

## Tenure

'Freehold'

## Council Tax Band

'TBC'

## Contact Details

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**Agents Note:** These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.