



**JOHN COUCH**
THE ESTATE AGENT

Ash Hill House
Ash Hill Road Torquay Devon

£775,000 Freehold



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An elegant Victorian villa of exceptional elegance, beautifully preserved and presented, combining timeless architectural heritage with refined modern living, south west facing gardens, garage and gated parking together with separate coach house accommodation

FOR SALE FREEHOLD

Ash Hill House is a truly remarkable example of Victorian elegance, meticulously preserved to retain its original character whilst offering a sophisticated modern lifestyle. The property's impeccable presentation and striking façade set it apart, with its architectural detail carefully maintained.

Carrying a Grade II listing, the home delights with period features of extraordinary quality, ornate cornicing, deep skirting boards, beautifully crafted door frames and staircase, all completed by a bespoke colour scheme that enhances its charm and highlights its timeless elegance.

Generously proportioned throughout, the accommodation effortlessly adapts to a variety of lifestyle, with extensive living spaces, basement and a separate coach house that could serve as a home office, guest suite or private annexe.

The principal garden faces to the south west and captures sun throughout the day. It is thoughtfully designed and level, providing ideal space for relaxation and entertaining. A large balustraded terrace overlooks the garden which has a maintained lawn and mature planting creating a sense of privacy.

It is approached through imposing electric gates that open onto a spacious forecourt, providing ample parking and access to a single garage. A further gate leads to a private inner courtyard, offering additional parking and a walled area of garden, from this courtyard access is gained to the coach house.

Ash Hill Road enjoys an elevated location close to the heart of Torquay, combining period architecture with convenience and charm. Local amenities are excellent, with nearby shops, supermarkets and medical facilities within walking distance.

Torquay continues to evolve into a cosmopolitan seaside town where its Victorian heritage meets the functionality and style of modern life, creating a seamless harmony between past and present.

Home to Torquay Marina, the harbourside offers a growing café culture, with waterside bars, restaurants, boutique stores and galleries. The palm lined promenade leads to the main beaches of the town the gardens and heritage of Torre Abbey a focal point. The town has opportunity for sporting and leisure pursuits, with sailing, golfing and theatre all contributing to enhance the lifestyle experience. An ever increasing events calendar has much to offer from sea food festivals, open air concerts, air shows and yachting regattas. The South West Coast path runs along the water front leading to the beaches and hidden coves encircling the bay, a paradise for walkers and hikers.

VIEWING BY APPOINTMENT ONLY

KEY FACTS FOR BUYERS

- 3 reception rooms
- Conservatory
- Study
- Kitchen
- Utility room
- Boiler room
- Cloakroom
- Bootroom

- Dry cellarage ideal for a variety of use

- 4 bedrooms
- 4 bathrooms

- Mature virtually level gardens
- Balustraded terracing
- Single garage
- Gated entrance

- Separate Coach House
(Planning application reference P2021/0506)
- Living room
- Bedroom

CURRENT PROPERTY TAX BAND

- G (Payable 2025/2026) £3899.72

SPECIAL FEATURES

- Electrically operated gates with remote control
- Wireless intruder alarm with remote control
- Gas fired central heating with wireless controls
- Electric vehicle charger with dedicated cable connected to the electricity supply
- Mechanical extract ventilation system in the en-suite bathrooms designed to enhance air circulation and improve air quality
- Fully functioning internal shutters in the breakfast room and the dining room
- Gas fired coal effect fires in the breakfast room and the living room
- All light fittings, curtains and blinds are included within the price
- Dry, heated cellarage

MOBILE PHONE COVERAGE

- 02, EE, Three and Vodafone (Estimated Ofcom Data)

BROADBAND

- Standard (ADSL) and Superfast (Cable) (Estimated Ofcom data)

CONNECTIVITY

Torre Railway Station is less than a mile away providing direct services to Exeter and to London Paddington, linking with the inter city network operating from Newton Abbot. The South Devon Highway (A380) offers swift road access to Newton Abbot, Exeter and the M5, making commuting or weekend travel straightforward. The international airport at Exeter is some 26 miles distant.

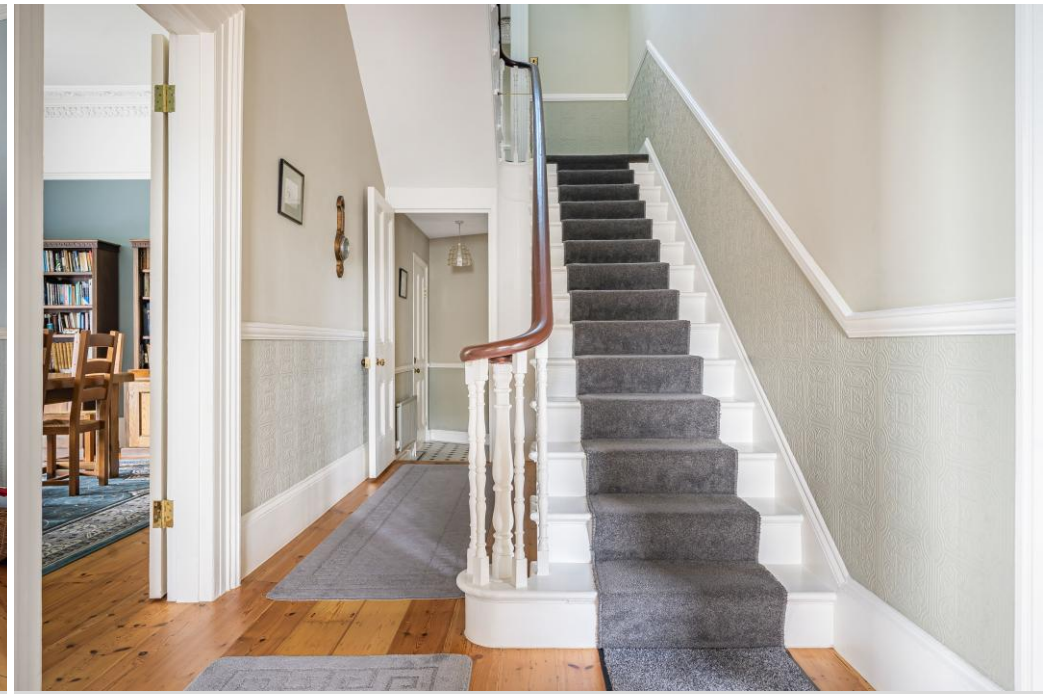
SERVICES

All mains services are connected







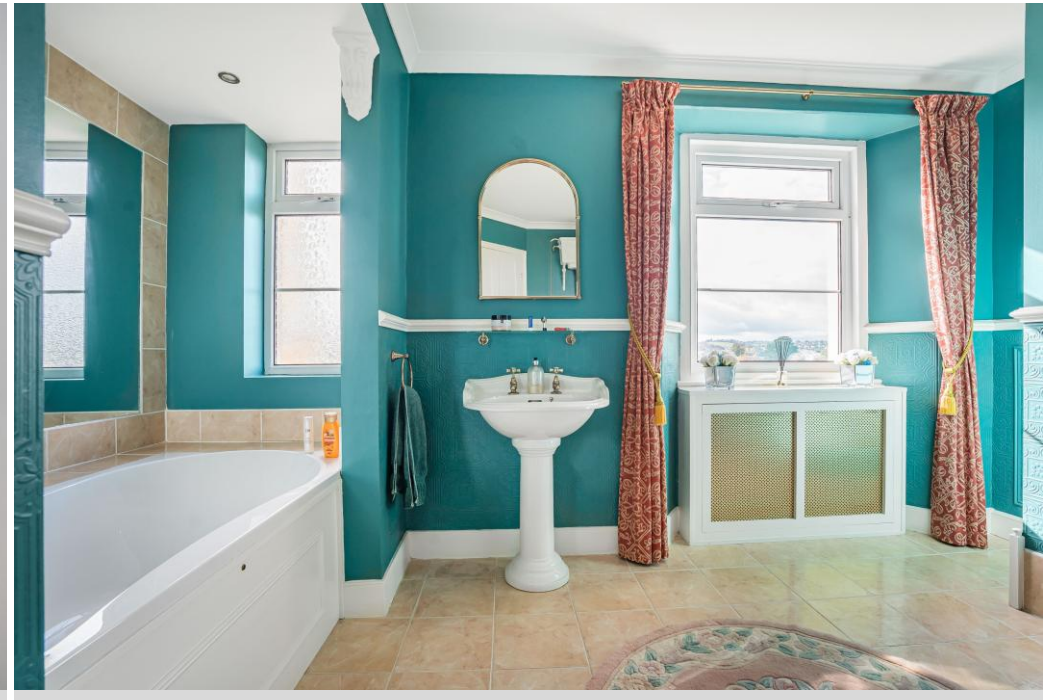














**Approximate Gross Internal Area 4084 sq ft - 380 sq m
(Excluding Garage & Coach House)**

Cellar Area 494 sq ft – 46 sq m
 Ground Floor Area 2020 sq ft – 188 sq m
 First Floor Area 1570 sq ft – 146 sq m
 Ground Floor Coach House Area 386 sq ft – 36 sq m
 First Floor Coach House Area 302 sq ft – 28 sq m
 Garage Area 181 sq ft – 17 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 effect your decision to buy, please contact us before viewing the property.