



JOHN LAKE
ESTATE AGENTS

Vicarage Road

Chelston | Torquay | TQ2 6HX

A simply beautiful double fronted Victorian house set in one of Torquay's most favoured districts opposite St Matthews Church and green. A loved home for our client's family for 15 years, the property abundantly exudes charm of its era, tastefully fused with a striking modern kitchen. The spacious and versatile interior is complemented by a generous rear garden enjoying a southerly aspect, with extensive driveway parking beyond.

Torquay's Sea Front and Cockington Country Park which covers circa 460 acres of woodland, lakes and meadows are both within a mile distance. Local 'village' shops at Walnut Road are just a short saunter away, with Torquay's Train Station a little further, just one stop from the main line Newton Abbot with direct links to most major cities. A selection of highly regarded schools, including nationally recognised Grammar Schools are equally accessible.



£675,000 Freehold



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Our Area

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

Step Inside

A heavy panelled front door opens to the ENTRANCE VESTIBULE with the decorative tiled floor. A beautiful stained glass leaded light inner door leads to the IMPRESSIVE RECEPTION HALL where the decorative tiled flooring is followed through. SITTING ROOM with window to the front, lofty ceiling height with cornice work, picture rails and marble fireplace with tiled hearth. DINING ROOM featuring a fire surround and mantel, durable grey oak effect flooring and window to the front. Open plan to the STRIKING KITCHEN tastefully appointed with a comprehensive range of pale grey flush units and quartz work tops with inset twin bowl sink unit with retractable mixer tap. Fitted Neff oven and steam oven, integrated washing machine, dishwasher and fridge/freezer. Central island with Neff ceramic hob, retractable power points and space for bar stools. Recessed chimney breast with drawers and matching tops, generous larder cupboard, durable grey oak effect flooring and French doors opening to the attractive rear garden. From the Reception Hall a door opens to an inner LOBBY with door to the LOUNGE having French doors opening to the rear garden. SHOWER ROOM with generous walk-in shower, body spray and rain head, vanity unit and WC. Part light grey metro tiled walls and double glazed window.

From the Reception Hall the staircase with carved newel post and spindles rises to the Half Landing with beautiful stained glass leaded light window. CLOAKROOM with wash hand basin, WC and window. Opposite is a SHOWER ROOM with window. Stairs continue to the First Floor Landing with deep storage cupboard. BEDROOM 1 is an impressive room with two windows overlooking the neighbouring park, lofty ceiling height with coving, picture rails and fireplace. BEDROOM 2 with window also enjoying views toward the park, lofty ceiling height with coving and picture rails. BEDROOM 3 & 4, both with picture rails and window overlooking the rear garden. FAMILY BATHROOM with claw and ball footed roll top bath with Victorian effect shower attachment taps, wash hand basin and WC. Wainscot panelling to walls.

From the inner lobby to the entrance level, brick steps lead down to the CELLARAGE, providing three rooms, ideal for storage, and housing the gas fired boiler and electric consumer unit. The two main rooms, both have windows for natural light, and afford potential to make games rooms, children's play area, or home gym.





5
minute walk
to
Local Shops



15
minute walk
to
Torquay's
Sea Front



Step Outside

To the front is a central pedestrian paved pathway with stepped approach to the front door and lawned gardens either side. The rear garden has a lower area currently laid to slate shingle and paving ideal for seating and entertainment space, with direct access from both the kitchen and lounge. A stepped approach rises to the lawned garden with mature beech tree and selection of shrubs. The top part of the garden has a rockery with ferns and heather, a wood chipped area ideal for children's play equipment, and timber garden shed. A long gravelled driveway leads to double gates with further parking and vehicular access in front leading off Brooklands Lane.

Additional Information

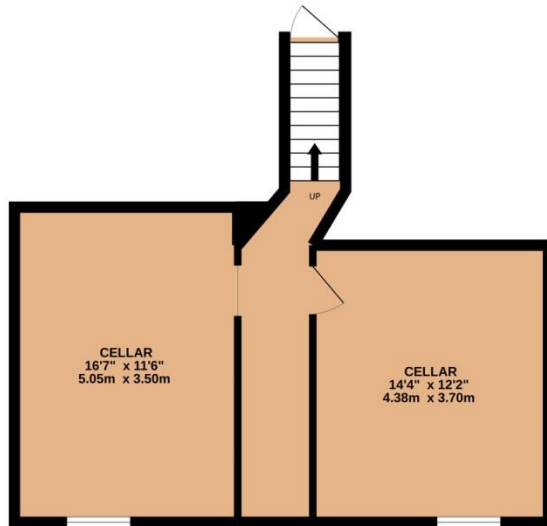
Gas Central Heating
Single Glazed Sash Windows
Council Tax Band - E (Torquay Council)
EPC – D

Directions: SAT NAV: TQ2 6HX. Travelling along Torquay sea front (Torquay Road A379) heading towards Paignton, turn right at the Grand Hotel into Rathmore Road. Bear left shortly after the train station remaining on Rathmore Road. Turn left into Walnut Road and continue up over the hill and pass through the shopping area. On reaching St Matthews Church, bear left heading around the green into Vicarage Road.

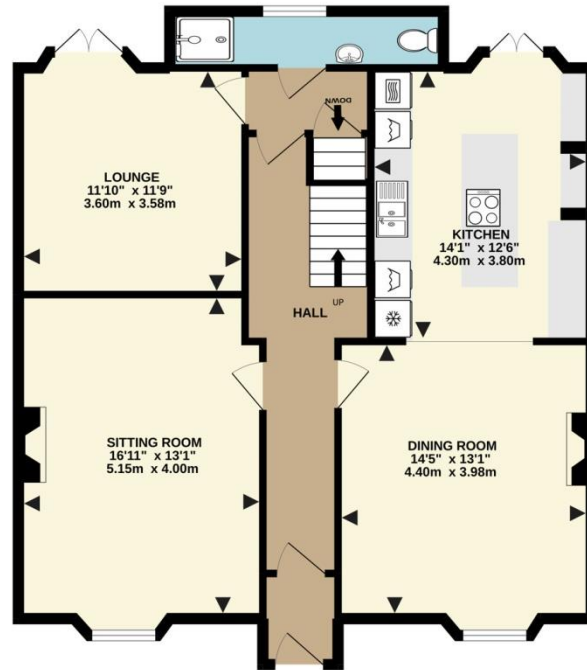
OWNERS INSIGHT

"This house has been a fantastic family home for us since 2007 and were we not relocating, we would definitely not be saying goodbye. Moving to the bay from Totnes, I searched for ages to find a house full of period features, in a great location that oozed potential to be beautiful again and I knew on first viewing that this property was the one. I could list so many favourite things about this house; the beautiful stained glass hall door and landing window, the gorgeous original hall tiles, the view of the green and the smell of the grass when it's just been cut, the peace and tranquillity that you can't put a price on, the pair of owls who nest in the churchyard opposite, the 10 minute walk to the sea or Cockington (definitely the dogs favourite thing), the private garden and the best next door neighbours ever..... I think I'd better stop before I change my mind! I hope whoever buys this house loves it as much as we do and if they ever sell it, give us first refusal!"

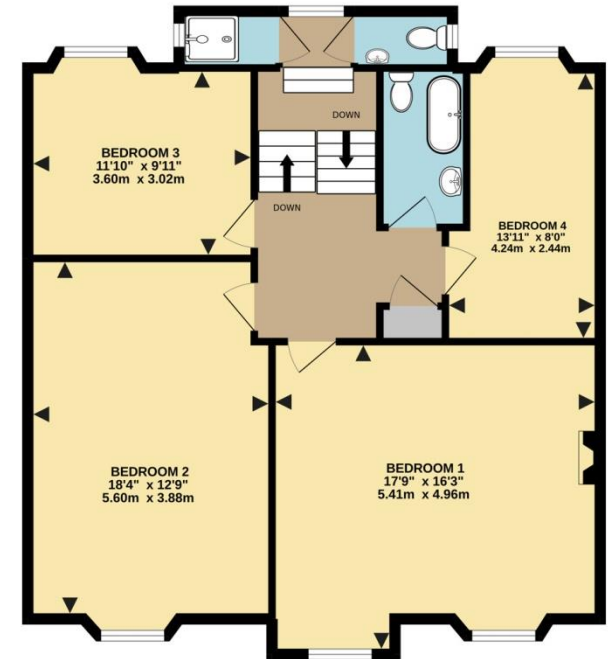
BASEMENT
460 sq.ft. (42.7 sq.m.) approx.



GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



FIRST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to 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.