



WELLWOOD HOUSE, LINCOMBE HILL ROAD, TORQUAY, TQ1 2HN  
ASKING PRICE OF £699,950 FREEHOLD

Pincombe's  
estate agents





## **A BEAUTIFULLY PRESENTED, 5 BEDROOM SEMI-DETACHED HOUSE WITH VIEWS TOWARDS LINCOMBE VALLEY**

This substantial semi-detached house is tucked away in the tree lined Lincombe Hill Road, set within the desirable Wellswood area of Torquay and a couple of minutes' walk to the shops in Ilsham Road. The home boasts gracious accommodation totalling approx. 2618.9 square feet (243.3 sq.m), is beautifully presented and features high ceilings with decorative cornicing, exposed beams, wooden doors, and elegant décor – An internal viewing is highly recommended.

The accommodation is arranged over 3 floors, comprising GROUND FLOOR: Large Reception Hall, 21' Living Room with views over the garden, Dining Room, Kitchen/Breakfast room, and Utility. FIRST FLOOR: 3 Double Bedrooms, one with an En-Suite Bathroom and Shower Room. SECOND FLOOR: 17' Living Room, 2 Bedrooms, one with an En-Suite Bathroom and Dressing Room. Outside, the property benefits from ample parking with a large forecourt providing space for several vehicles or a motorhome, along with a separate Garage. The level and spacious garden provides lots of space for relaxing and entertaining and benefits from being completely enclosed by established hedging and shrubs to offer privacy.

Wellswood House occupies an enviable position, being less than half a mile away from Torquay Harbourside/Marina with a good choice of waterside restaurants, and a large range of leisure pursuits and facilities to choose from. Also within half a mile is the stunning green open space of Daddyhole Plain, from which spectacular panoramic views along the coastline can be enjoyed, along with access to the scenic Southwest Coastal path. The Blue Flag beach of Torre Abbey Sands and Meadfoot Beach, are both closeby, and are a favoured spot for those enjoying water sports, open swimming, and rock pooling.



**The Accommodation Comprises:**

Coach light. Wooden front door into:

**ENTRANCE VESTIBULE** Tiled floor. Exposed beams. Arched windows to 2 sides. Wooden door with inset stained glass inset and matching panel over opening into:

**RECEPTION HALLWAY** Dado rail. Picture rail. Cornicing. 2 x Radiators. Tiled floor. Staircase rising to first floor accommodation.

**LIVING ROOM 21'10" x 12'10" (6.66m x 3.9m)** An elegant, dual aspect room with a pleasant outlook over the garden.

UPVC double glazed floor-to-ceiling bay window to front overlooking the garden. T.V. aerial point. Radiator. Picture rail. Coving and cornicing with ornate central ceiling rose. Feature stone fireplace on a raised slate hearth with distressed wooden effect mantel and inset wood burner. UPVC double glazed window with wooden panelling to either side.

**DINING ROOM 12'10" x 10'7" (3.91m x 3.22m)** UPVC double glazed picture window with wooden panelling to either side overlooking the garden. Ornate cornicing and central ceiling rose. Picture rail. Decorative marble fireplace with inset decorative tiling and cast-iron fireplace on a raised hearth. Double opening wooden doors into Living Room.

**KITCHEN/BREAKFAST ROOM 17'5" x 13'11" (5.32m x 4.23m)** A lovely Kitchen/Breakfast room comprising worksurfaces with inset Belfast sink and mixer tap,





comprehensive range of wooden cupboards and matching eye-level units, including 2 sets of double opening cupboards with leaded light doors and plate rack. Undercounter shelving with wicker baskets. Space for Rangemaster cooker with slate tiled backsplash. Space for fridge/freezer, space and plumbing for dishwasher. UPVC double glazed window to front overlooking the garden. UPVC double glazed window to side with deep sill. Space for dining table and chairs. Ornate cornicing and coving with central ceiling rose. Picture rail.

**UTILITY AREA** Ideal gas boiler (which we understand was fitted in November 2021) Space and plumbing for washing machine. Built-in cupboard. Understairs storage area. Wooden door with obscure glazed panel opening to garden/parking forecourt.

#### FIRST FLOOR

**HALF LANDING** Large feature arched window enjoying views over the garden.

**LANDING** Staircase rising to second floor accommodation. Understairs recess area. Dado rail. Picture rail. Radiator. UPVC double glazed window to front overlooking the garden and out towards Lincombe Valley.

**BEDROOM 1** 17'5" x 13'11" (5.32m x 4.23m) A dual aspect room with UPVC double glazed window to front with views towards the Lincombes and UPVC double glazed window to side. Ornate cast iron fireplace incorporating a mirror, with decorative tiled inset. Radiator.





**BEDROOM 2 13'11" x 12'10" (4.23m x 3.92m)** UPVC double glazed window to front with views to trees and Lincombe Valley. Coved ceiling. Radiator. Door to:

**EN-SUITE BATHROOM** Featuring an arched alcove with panelled bath and tiled surrounds, counter-top wash basin and wooden vanity unit with decorative tiled splashback. Low level W.C. Chrome heated towel rail. Coved ceiling and cornicing. UPVC double glazed window to side.

**BEDROOM 3 12'11" x 10'6" (3.94m x 3.19m)** UPVC double glazed window to side overlooking the garden. Radiator. Coved ceiling and cornicing. Built-in cupboards with shelving and storage space.

**SHOWER ROOM** Fully tiled shower cubicle with shower and glazed door, counter-top wash basin and wooden vanity unit with drawers and decorative inset tiles. Low level W.C. Chrome heated towel rail. Built-in cupboard with shelving. Coved ceiling and cornicing. Extractor fan.

**SECOND FLOOR LANDING** Velux window with fitted blind.

**SITTING ROOM 17'1" x 13'5" (5.20m x 4.10m) max** Exposed beams. Access to roof space. 3 x Undereaves storage areas.

**LOFT BEDROOM 1 16'10" x 14'9" (5.14m x 4.49m) max** Velux window with fitted blind. Radiator. Exposed beams. Built-in storage cupboard. Door to: **DRESSING ROOM 10'1" x 6'11" (3.08m x 2.10m)**





**EN-SUITE BATHROOM** Panelled bath with central mixer tap, shower, and tiled surrounds. Wall mounted wash basin with tiled splashback. Low level W.C. Chrome heated towel rail. Velux window with fitted blind.

**LOFT BEDROOM 2** 9'7" x 8'3" (2.92m x 2.53m) Velux window with fitted blind. Exposed beams. Access to roof space. Undereaves storage.

**OUTSIDE** The property is approached via double opening wrought iron gates to a large, gravelled forecourt which provides **PARKING** for approximately 2/3 vehicles or a motorhome. This area is bordered by established hedging and raised borders, with a further gravelled area to one side, providing a large storage area for bins etc. or as additional parking for a vehicle. Water tap. Exterior light. **GARAGE.**

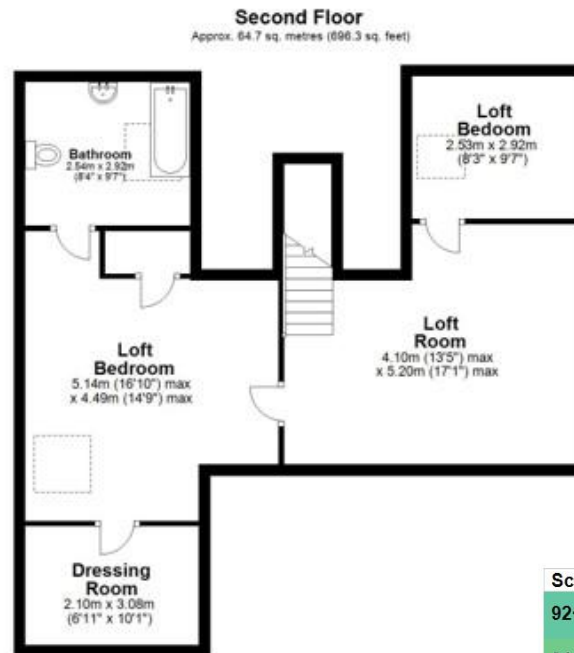
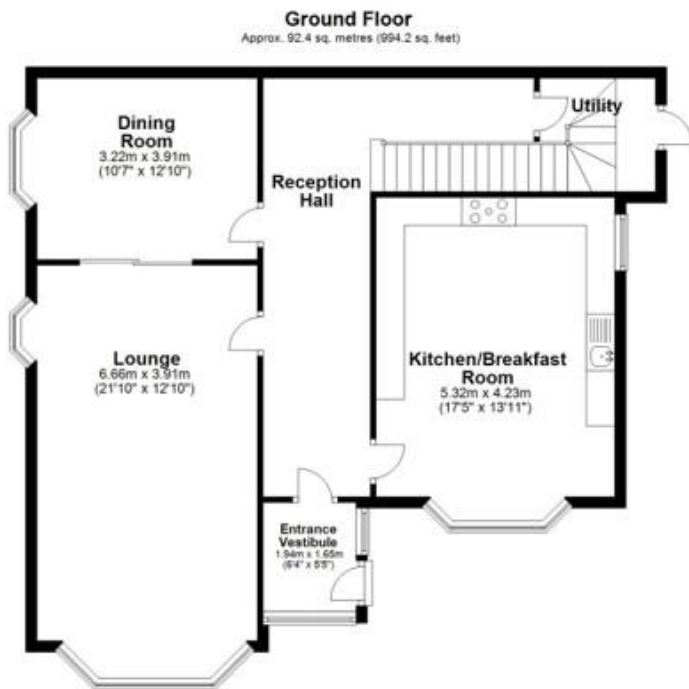
A wooden personal gate with shrub archway over, continues through to the main garden and pathway leading to the front door. The main garden benefits from being completely enclosed and comprises of a substantial gravelled area, with plenty of space for garden furniture to sit out, relax and entertain. The garden is surrounded by mature plants including bushes, hedges, and trees with raised stone borders and trellis. Log store. A wooden gate with archway over continues to the side garden, which is lawned and enclosed by mature hedging. Space for garden shed.

**TENURE: FREEHOLD**

**COUNCIL TAX: BAND E**







Total area: approx. 243.3 sq. metres (2618.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		