





Warberry House Lower Warberry Road

Torquay, Torquay

Introducing an exquisite Victorian villa, perfectly situated in a sought-after location just around a mile away from the vibrant town centre, picturesque harbour, and pristine beach. This luxurious property boasts an array of exceptional features, making it an outstanding choice for those seeking the pinnacle of luxury living.

Upon entering, you will be greeted by the beautifully designed ground floor principal accommodation. With its spacious reception rooms and an attractive kitchen/breakfast room, this level offers the perfect setting for both relaxed family living and elegant entertaining. Additionally, this level comprises four generous bedrooms, with the main bedroom featuring an en-suite bathroom for added convenience and privacy.

The property extends its allure through the inclusion of five self-contained residential apartments. This arrangement offers immense versatility, giving homeowners the opportunity to capitalise on its potential for generating income or utilising it as a home working space. Adding to this diversity is the option of utilising one of the apartments as a single storey bungalow, ensuring that this property can meet a variety of lifestyle requirements.

Step outside to discover the property's crowning glory – its stunning south-facing level gardens.



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Torbay comprises of three coastal towns and is considered a gem of the South Devon coastline. With its own microclimate, palm trees and sandy beaches, it's no wonder it's referred to as the English Riviera. The bay stretches from the charming fishing port of Brixham to the bustling resort of Torquay with its numerous tourist attractions and eateries. The three Warberry roads are a prestigious location within the town, characterised by large period properties set on a South facing hillside above the town and harbour. It offers a peaceful setting conveniently placed for access to the promenade, harbour, beaches, shops and restaurants. There are a wide range of educational facilities within easy reach including both Grammar schools and South Devon College. The nearby South Devon link road connects to Newton Abbot, Exeter and beyond making commuting easy and a mainline rail link to London Paddington is available at Newton Abbot. Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Convenient location around 1 mile from the town centre, harbour and beach
- Luxury ground floor principal accommodation with large reception rooms, attractive kitchen/breakfast room and 4 bedrooms, main en



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single storey bungalow

- Excellent home and income or home working opportunity



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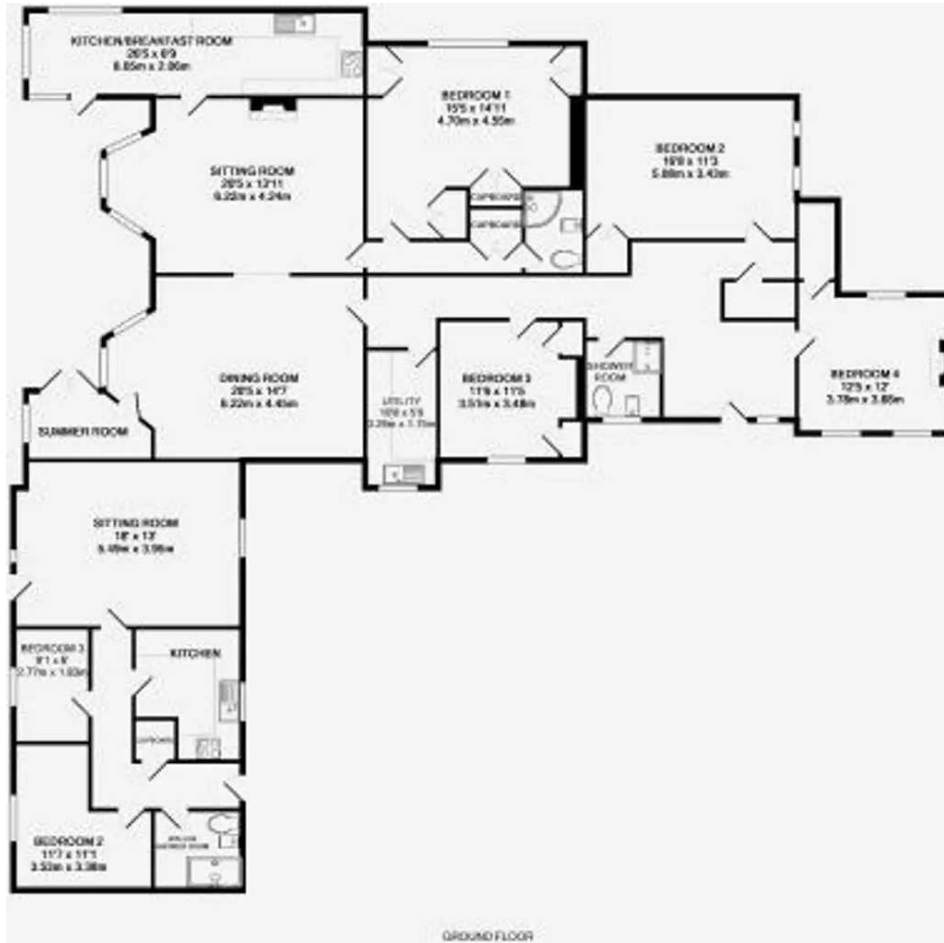


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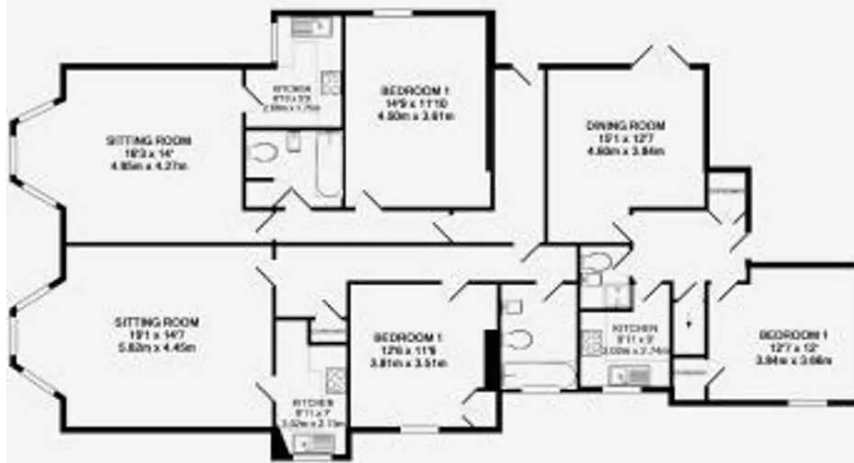


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GROUND FLOOR



1ST FLOOR



2ND FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, fixtures, fittings and any other features are approximate and should be verified by site inspection. It is advised that all prospective purchasers should consult the architect's drawings for any discrepancies. The purchaser accepts and warrants that the floor plan is for general guidance only and is not to be relied upon for any other purpose. Made with MyPlan 10011





Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

