



THE
LAURELS

HUNSDON ROAD
TORQUAY

H S Owen
Estate Agents

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HUNSDON ROAD

TORQUAY



A lovingly refurbished detached period villa set in pleasant grounds and offering an adjoining two bedroom cottage. This utterly impressive home offers an abundance of flexible accommodation and is adorned with many stunning period features from top to toe. On the ground floor you are greeted with a spacious porch with natural light flowing through the lantern skylight and stained glass fanlight, you then enter the entrance hall which has access to the three reception rooms, WC and a stair case leading to the basement level which would make for a fantastic cinema or games room. From the dining room you have french doors opening to the well fitted kitchen which is built around a centre piece granite topped island, finally accessed at the rear of the kitchen is the utility room which also houses the boiler. On the first floor the grand landing again features a charming lantern style skylight and gives access to all four double bedrooms as well as the bathroom and WC. The master bedroom is particularly stunning and has its own en-suite with an eye catching claw foot bath. The cottage is currently successfully optimised as a self contained holiday let and produces a healthy income but could be used for a number of other uses if preferred by the new owner. It features two double bedrooms, a bathroom, living room and kitchen with integrated appliances. Externally there is a gated courtyard garden for the specific use of the cottage as well as a primarily south facing garden situated at the front of the villa.

Entrance Porch

Side elevation door. Door to hall. Mosaic tiled floor.
Front elevation window. Lantern style skylight. Stained glass fanlight.

Hallway

Dado rail. Ornate coving. Ceiling rose. Wall mounted radiator. Wooden flooring.

Living Room 20' 0" x 18' 10" (6.09m x 5.74m)

Front elevation double glazed sash bay window opening onto patio. Wooden flooring. Ornate coving. Ceiling rose. Picture rail. Open fire with marble surround. Wall mounted radiators.

Dining Room 23' 11" x 14' 1" (7.28m x 4.29m)

Wooden flooring. Front elevation double glazed sash bay window. Marble fire surround. Ornate coving. Ceiling rose. Picture rail. French doors to kitchen. Wall mounted radiator. Side elevation door to garden.

Kitchen 11' 9" x 14' 0" (3.58m x 4.26m)

Fitted kitchen with wall and base units. Granite work surfaces. Four ring induction hob. Island with breakfast bar. Eye level split oven. Microwave. Dishwasher. Sink with ingrained drainer. Side elevation double glazed window. Spotlights. Fridge and freezer. Wall mounted radiator. Wooden flooring.





Utility room 11' 10" x 7' 3" (3.60m x 2.21m)

Base units. Wall mounted boiler. Storage cupboard. Plumbing for washing machine. Space for tumble dryer. Side elevation double glazed window. Sink.

Study 11' 3" x 13' 11" (3.43m x 4.24m)

Side elevation double glazed sash window. Picture rail. Coving. Wooden flooring. Wood burner. Tiled and marble fire surround. Oak engineered flooring. Under floor insulation.

WC

Low level WC. Wash hand basin with vanity unit. Full height wall mounted mirror. Heated towel rail. Tiled floor. Under floor insulation.

Basement/ Snug 19' 1" x 16' 8" (5.81m x 5.08m)

Power and lighting.

Landing

Lantern style skylight. Triple glass preserving Victorian period stained glass.

Bedroom One 20' 1" x 17' 9" (6.12m x 5.41m)

Front elevation double glazed bay sash window. Front elevation double glazed window. Picture rail. Ceiling rose. Coving. Wall mounted radiators.

En-suite

Victorian cast iron claw foot bath. Low level WC. His and hers double sink. Walk in shower. Picture rail. Coving. Ceiling rose. Side elevation double glazed sash window. Wall mounted radiator. Heated towel rail. Backlit and heated mirror.

Bedroom Two 22' 11" x 17' 9" (6.98m x 5.41m)

Front elevation double glazed bay sash window. Picture rail. Ceiling rose. Coving. Wall mounted radiator. Side elevation double glazed sash window.

Bedroom Three 15' 10" x 13' 11" (4.82m x 4.24m)

Ceiling rose. Coving. Picture rail. Side elevation double glazed sash window.

Bedroom Four 12' 5" x 13' 1" (3.78m x 3.98m)

Wall mounted radiator. Coving. Picture rail. Ceiling rose. Side elevation single glazed sash window. Tile and marble decorative fire surround.





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Bathroom

Panelled bath with shower over. Side elevation double glazed frosted window. Mirrored cabinets. His and hers sinks. Coving. Wall mounted radiator. Tiling.

WC

Low level WC. Wash hand basin. Side elevation double glazed sash window.

Cottage

Living Room 15' 5" x 14' 5" (4.70m x 4.39m)

Decorative fireplace. Side elevation window. Stairs to first floor. Wall mounted radiator. Under stair cupboard.

Kitchen 12' 6" x 5' 7" (3.81m x 1.70m)

Wall and base units. Roll top work surfaces. Integrated fridge/freezer, washing machine and dish washer. Four ring hob with cooker hood over. Double glazed windows. Sink with drainer. Integrated oven and microwave.

General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council

Council Tax:

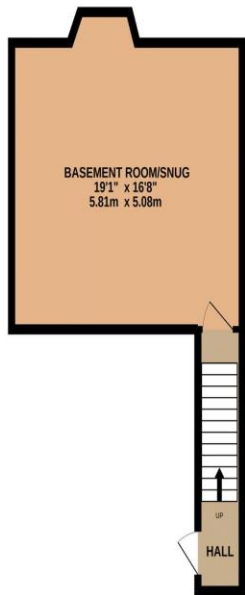
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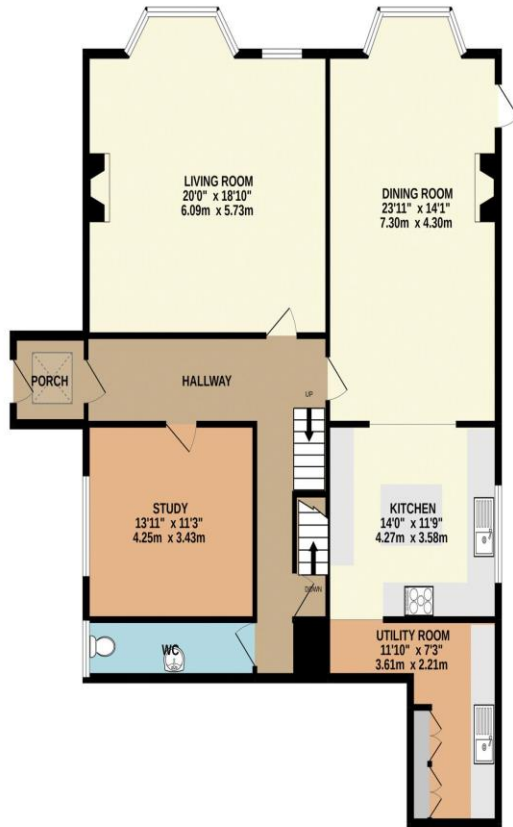


The Sower
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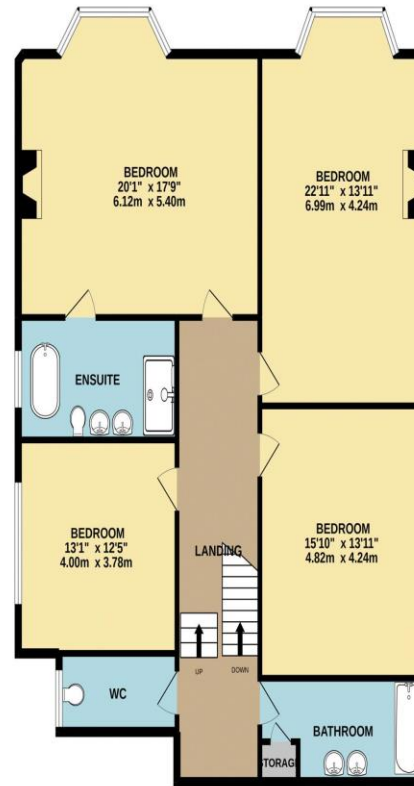
BASEMENT
382 sq.ft. (35.4 sq.m.) approx.



GROUND FLOOR
1341 sq.ft. (124.5 sq.m.) approx.

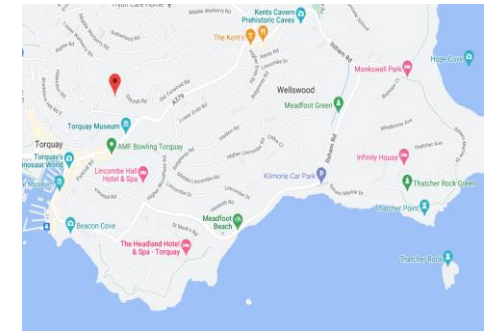


1ST FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



TOTAL FLOOR AREA: 3117 sq.ft. (289.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	50	75
(39-54)	E		
(21-38)	F		
(1-20)	G		



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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.