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Montpellier
Torquay

MONTPELLIER TERRACE

TORQUAY

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TORQUAY



A substantial detached property formerly a Vicarage dating back to circa 1823, having undergone refurbishment with glorious character features throughout and offered for sale chain free. This prestigious residence sits in an elevated position set back from Torquay Harbour Side with spectacular panoramic coastal views. Stylish iron and wooden gates give access to an extensive amount of off street parking, a rarity in this road. Character features have been retained and renovated including exposed limestone stonework, quarried from the neighbouring cliff face. This unique property is arranged over three floors, and provides flexible living accommodation which can easily be accessed via the recently fitted internal lift. It comprises briefly of five/six bedrooms in total, two open plan kitchen/living/dining rooms, a laundry room, five luxury bathrooms and a large workshop. Viewing is highly advised to fully appreciate this intriguing property. Outside The property boasts an abundance of off street parking laid to tarmac which is a particular rarity in this area. There is a CCTV system in place and a telephone entry system. Providing convenience is an outside tap and a double outdoor power socket. Additionally there are original steps leading to small terrace in cliff face

Ground Floor Entrance

Period style front door with brass door furniture and peep hole. Wall mounted radiator. Original Herringbone timber flooring. Spotlights.

Bedroom Four 13' 3" x 12' 5" (4.04m x 3.78m)

Decorative panelling to dado rail height. Arched double glazed sash windows to front elevation. Inset ceiling spotlights. Wall mounted radiator. Picture rails. Power points. Built-in shelves. Wooden flooring.

Ground Floor Kitchen/Dining/Living Room 22' 6" x 21' 7" (6.85m x 6.57m)

Living/dining area: Two arched double glazed sash windows to front elevation. Decorative feature panelling to dado rail height. Feature fireplace with exposed stonework and slate hearth with built-in shelving to either side. Inset log burner. Picture rails. Wooden flooring. Two wall mounted radiators. Inset ceiling spotlights. Power points. Kitchen: Slate tiled flooring to kitchen with tiling to splash backs. Modern fitted wall and base units, Mistral work top over. Ceramic Belfast sink with mixer tap over. . Electric oven with four-ring ceramic hob over and integrated extractor hood. Integrated refrigerator. Inset ceiling spotlights. Smoke alarm.

Wet Room

Walk-in shower with glass screen and mains shower. Low level WC. Wall mounted wash hand basin. Obscure double glazed window with deep tiled sill. Chrome ladder style heated towel rail. Part tiled walls. Tiled floor.





Bedroom Five/Reception Room 12' 7" x 10' 10" (3.83m x 3.30m)

Slate tiled flooring. Wall mounted radiator. Two recess' with built-in work-tops. Ceramic wash hand basin. Feature panelling to dado rail height. Two built-in storage cupboards. Two single glazed windows and a double glazed window. Decorative exposed stonework. Beam to ceiling. Power points. Smoke alarm.

Shower Room

Low level WC. Wash hand basin. Shower cubicle with mains shower. Tiled flooring.

Bedroom Six 11' 4" x 8' 11" (3.45m x 2.72m)

Two single glazed windows and a double glazed window. Wall mounted radiator. Feature wooden panelling to dado rail height. Power points. Inset ceiling spotlights.

Workshop 13' 6" x 11' 4" (4.11m x 3.45m)

Door to rear courtyard. Fitted work surfaces. Power points. Lighting.

First Floor Entrance

Steps lead to door. Giving access to first floor landing. Under-stairs storage. Double built-in cloaks cupboard. Exposed stonework with wooden beam.

Bathroom 11' 2" x 5' 7" (3.40m x 1.70m)

'P' shaped panelled bath with shower over and glass shower screen. Rectangular ceramic wash hand basin with shelving below. Low level WC. Mostly tiled with exposed stonework to one wall. Tiled flooring. Exposed wooden beam. Part obscure sash window to side elevation. Chrome ladder style heated towel radiator.

First Floor Landing

Access to three further bedrooms and opening into study area. Decorative feature atrium with detailing surround to concave window to ceiling. Exposed stonework. Smoke alarm. Dado rails. Power points. Dual wall lights. Lift.

Study Area 11' 0" x 9' 8" (3.35m x 2.94m)

Double glazed sash window to front elevation. Contemporary style wall mounted radiator. Decorative cornice work. Dado rails. Power points.

Bedroom One 14' 9" x 11' 7" (4.49m x 3.53m)

Double glazed sash window to front elevation. Wall mounted radiator. Two arched recess'. Decorative coving to ceiling. Power points.





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Bedroom Two 13' 10" x 13' 3" (4.21m x 4.04m)

Double glazed sash window to front elevation. Wall mounted radiator. Power points. Two arched recess'. Decorative cornice work to ceiling. Dual wall lights. Wall mounted radiator.

Dressing room 13' 5" x 12' 6" (4.09m x 3.81m)

Dual aspect sash windows to rear and side elevation. Power points. Coving to ceiling. Inset ceiling spotlights. Wall mounted radiator.

Bedroom Three 12' 1" x 10' 10" (3.68m x 3.30m)

Power points. Sash window to side elevation.

Family Bathroom 13' 2" x 7' 9" (4.01m x 2.36m)

Walk-in rain-shower with glass screen, low level WC. Large wash hand basin with vanity unit below and mirror above. Double freestanding bath with freestanding central mixer tap and shower attachment. Chrome ladder style heated towel rail. Fully tiled walls and floor. Sash window to side elevation. Extractor fan. Inset ceiling spotlights.

Second Floor Landing/Study Area

Sash window to side elevation. Floor to ceiling height double glazed window to rear elevation. Feature fireplace. Exposed stonework and beam with inset ceiling spotlights. Wooden flooring.

Shower Room

Corner shower cubicle with jet body spray function. Low level WC. Wash hand basin. Feature exposed stonework. Part tiled walls and tiled floor.

Plant/Laundry Room 10' 4" x 7' 10" (3.15m x 2.39m)

Worktops to two sides. Space/provisions for washing machine and tumble dryer. Power points. Hot water pressure system. Gas fired central heating boiler.

General

Services:

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

Local Authority:

Torbay Council

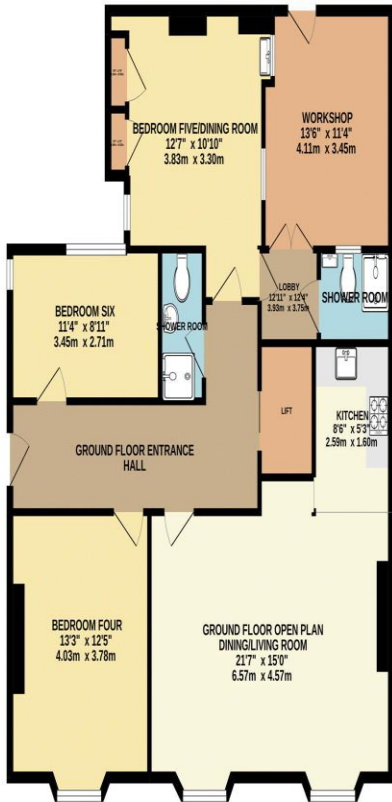
Council Tax:

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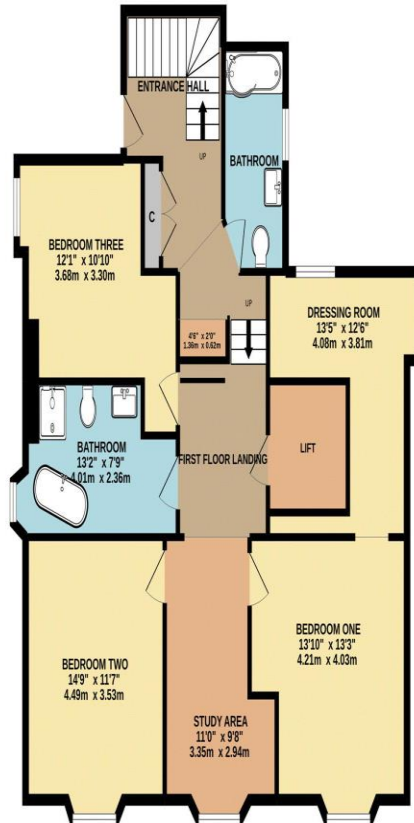




GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



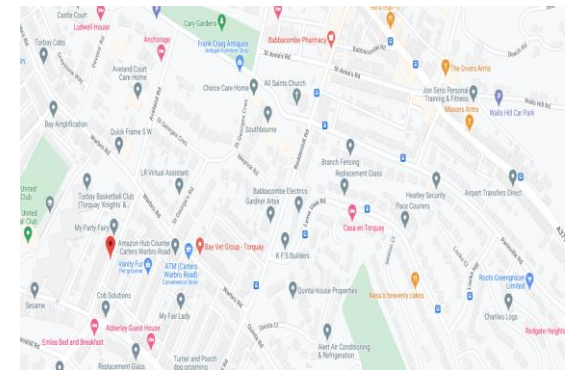
2ND FLOOR
1052 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA: 3382 sq.ft. (314.2 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	67	71

England, Scotland & Wales

Reference:
Montpellier

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions	58	61

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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.