



Blossom Hill



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Higher Lincombe Road, Torquay, Devon, TQ1 2EY

Torquay Marina 1.5 Miles Newton Abbot 8 Miles Exeter 23 Miles Plymouth

A spacious 5/6 bedroom detached home with elevated views in a tucked away location of The Lincombes.

- 5/6 Bedrooms (Two En Suites)
- Desirable Lincombes Area
- Large South Facing Gardens
- Double Garage
- Spacious Reception Rooms
- Views Out to Sea Over Lincombe Woods
- Driveway Parking
- Tucked Away Location

Guide Price £650,000

SITUATION AND DESCRIPTION

Located in the quiet and sought after Lincombes residential area on the edge of Wellswood, this well-appointed family home is ideally located for a quiet life, yet within easy reach of Torquay's bustling harbour side and town centre with the picturesque Meadfoot beach being a short stroll away.

Blossom Hill is a well appointed detached five/six bedroom home nestled in a tranquil and tucked away position with elevated sea views over Lyme Bay and the surrounding Lincombes conservation area treeline. The property has been in the same ownership for almost 20 years and has been a wonderfully cherished family home with spacious accommodation throughout along with sitting in large gardens perfect for family living.

Torquay town provides a wonderful quality of life for its residents with excellent shopping, nearby Grammar schools, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered deep water bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along South Devon's coastal footpaths, with local golf courses also nearby. A short distance to the north lies the magnificent Dartmoor National Park.

Torquay is well served with rail links to the major cities, the newly opened South Devon Link Road giving speedy access to the M5 motorway and airport at the Cathedral City of Exeter.



ACCOMMODATION

Front door into entrance porch leading into the inner hallway with ample space for hanging coats and off the hallway is an airing cupboard housing the hot water tank with racking. The kitchen comprises of a range of wall and floor mounted units with tiled splash backs. Within the kitchen is a stainless steel sink with drainer beneath a large window looking out to the garden plus double eye level ovens, electric hob along with an integrated fridge freezer and dishwasher. Off the kitchen is a highly useful utility room with further storage units, sink and space for appliances with a door out to the garden providing an alternative entrance. The main dining room is dual aspect with marvellous views especially from the window seat within the bay window and ample space for a large dining table and chairs. The main reception room is a very large room and is divided into two areas with the first area having a gas fire place. To the other end of the room is another spacious area of seating with triple aspect windows allowing much natural light to flood in with a large picture window capturing the far reaching views. To either side are doors out to the two balconies.

Bedroom one is a spacious double bedroom with a bay window overlooking the garden and views beyond and built in wardrobes with an en suite comprising of a corner bath, large walk in shower enclosure, WC and wash hand basin. Bedrooms three and four are both further double bedrooms on the ground floor with built in wardrobes and bay windows. A downstairs family bathroom serves bedrooms three and four and the rest of the ground floor accommodation.

To the first floor bedroom two is a large double bedroom with double windows with Juliet balcony with further elevated views over the grounds and beyond. Bedroom two has a modern en suite shower room. Bedroom five is another comfortable double bedroom with double windows and Juliet balcony and a secret door leading into the eaves storage. A second shower room serves bedroom five accessed off the landing.

The lower ground floor which can only be accessed from the garden is bedroom six which could alternatively be utilised as a home office for anyone looking to work from home or as media room.

OUTSIDE

The front driveway provides ample off road parking with a raised area laid to lawn with well established shrubs and beautiful magnolia tree. A side gate leads down the side of the property past the utility room entrance to an area of paving for storing bins and hanging out laundry. Further steps down lead to an under house store area (shown on floor plan as outbuilding) providing useful dry storage. The rear of the property faces due south enjoying a sunny aspect throughout the day. A terrace area laid to paving provides the perfect space for a large outdoor dining set perfect for entertaining and the two balconies off the rear of the house provide further al fresco dining/seating space to enjoy elevated views over the gardens. Steps down from the main terrace lead to the large proportion of the garden laid to a multitude of stone beds planted with an array of seasonal flowering plants. A large area of lawn is beyond the flower/shrub beds and sweeps over towards the east elevation of the garden where there are well established trees ideal for retreating to a shadier spot. Steps lead back up to the driveway/garage with a pond fed by a water feature down the bank on the flank of the steps. The double garage has two single up and over doors with power and light.

SERVICES

Mains electric, gas, water and drainage. Gas central heating.

VIEWING


Strictly by prior appointment with Stags on 01803 200160

DIRECTIONS

From Stags Torquay office and the harbourside follow Torwood Street to the traffic lights. Turn right onto Meadfoot Road, at the crest of the hill turn left onto Higher Woodfield Road. Again at the crest of the hill turn right onto Middle Lincombe Road, follow the road round a sharp left into Ridgeway road, then first right onto Higher Lincombe Road. Continue along Higher Lincombe Road passing Oxlea Close on your right and the turning down to Blossom Hill is the next right. If you reach the Oxlea Road turning you have gone past it.





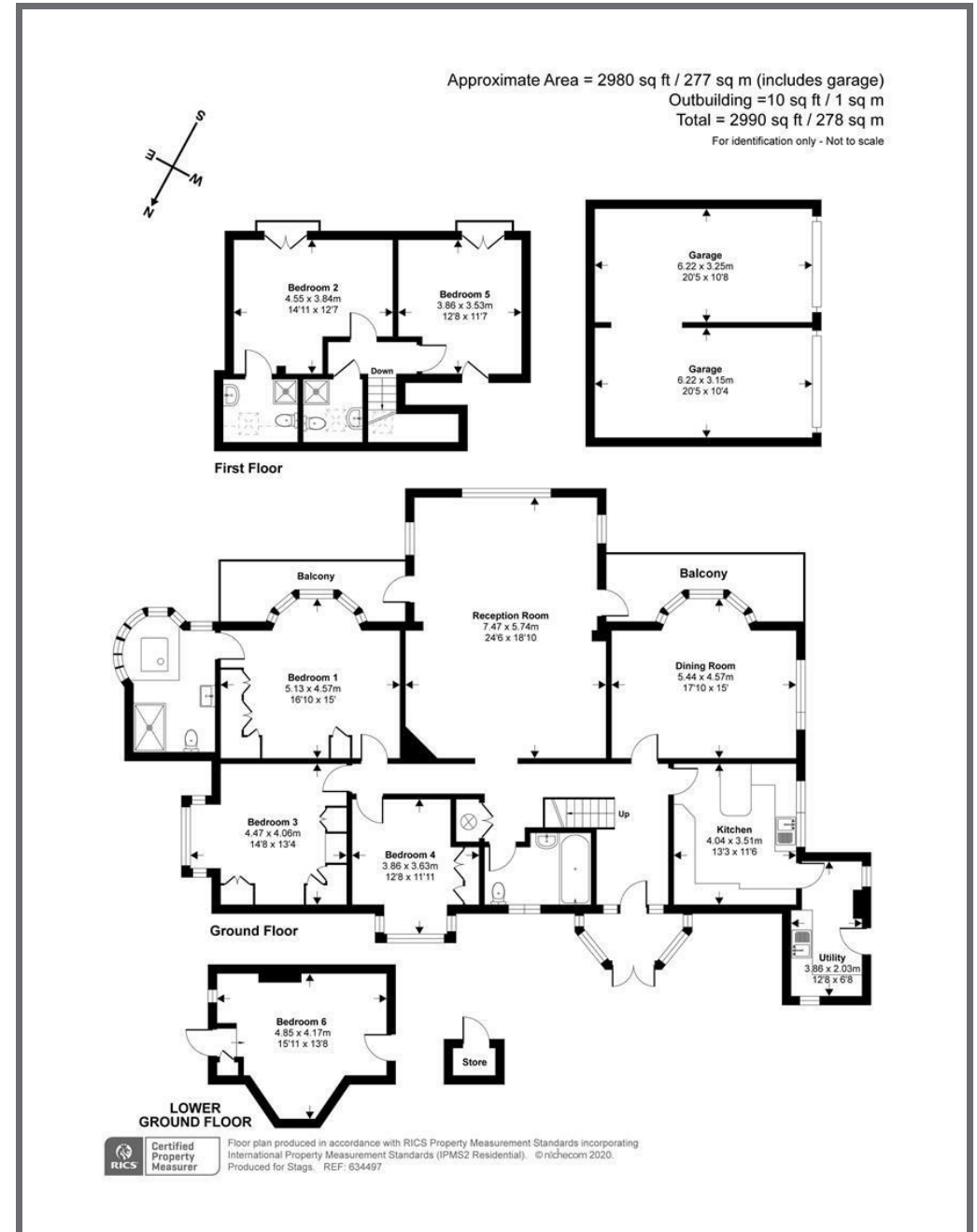
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			79
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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