

78 Coombe Lane, Torquay

Torquay

Guide Price £340,000



Living Room

10' 4" x 16' 7" (3.16m x 5.05m)

The cottage lounge exudes a calm, welcoming charm, bathed in soft, neutral tones that enhance its serene atmosphere. The centerpiece of the room is a white wooden fireplace surround, standing proudly against a gentle neutral backdrop. Though currently unused, the fireplace adds a touch of character and serves as a subtle focal point, hinting at cozy winter evenings to come. Natural light filters gently through a PVC leaded window that looks out over the front garden, adding a quaint, traditional touch while illuminating the space. The walls are painted in soothing white and beige hues, harmonizing with the light gray sparkle carpet underfoot, which adds a soft texture and a faint glimmer to the room.

Kitchen

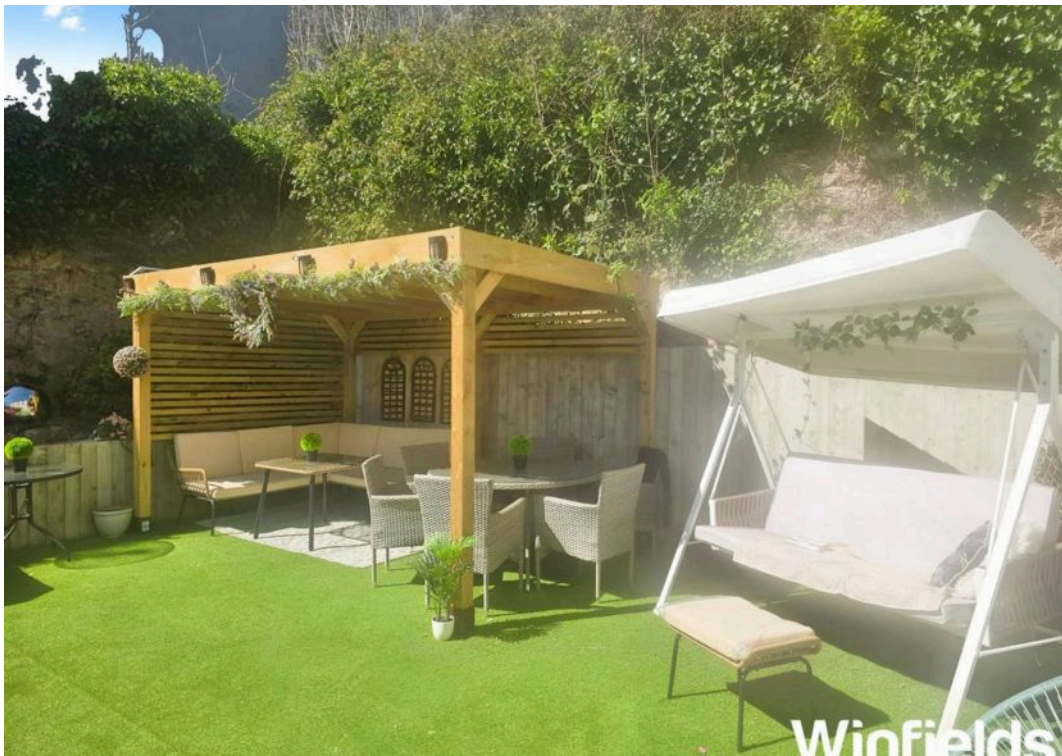
5' 7" x 15' 0" (1.70m x 4.57m)

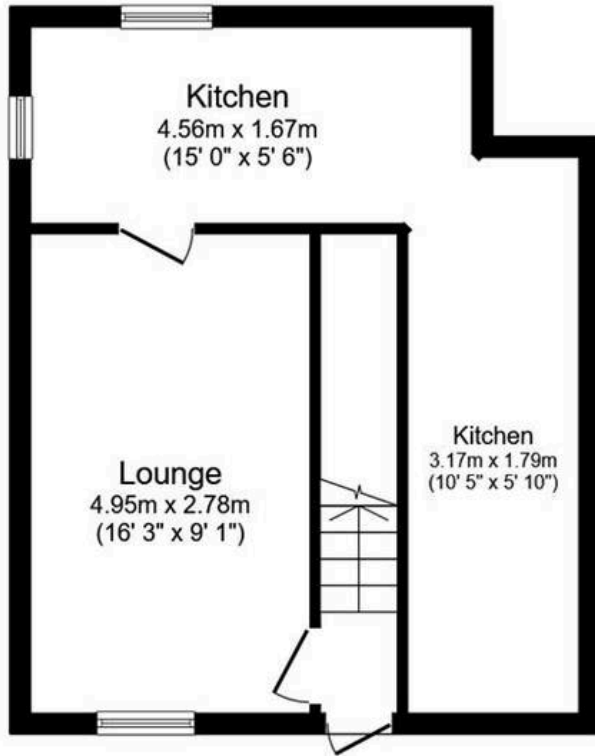
This light-filled modern cottage kitchen features dual-aspect windows, bringing natural light and views of the rear courtyard. White wooden wall and base units are complemented by white high-gloss glitter-effect worktops, adding subtle sparkle and contemporary charm. A built-in oven sits beneath a gas hob, while a stainless steel sink with mixer tap combines style and functionality. Tiled flooring provides durability, and a rear door leads directly to the courtyard and two garden sheds. Stairs adjacent to the door rise to the next level, adding a charming multi-level layout to this practical, stylish kitchen.

Hallway

17' 3" x 6' 1" (5.25m x 1.85m)

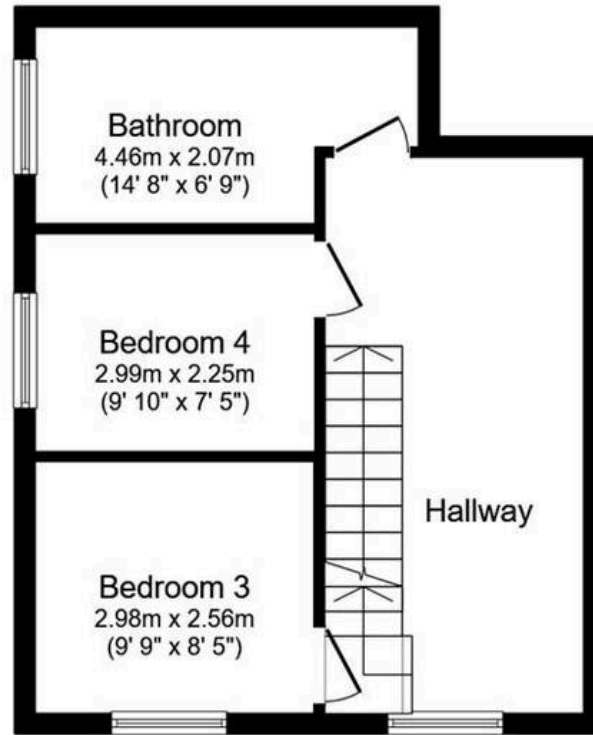
The hallway exudes a warm, classic charm with a touch of modern elegance. A PVC leaded glass window, set above the front garden, acts as a striking focal point with added window seat. The glass adds both privacy and sophistication, offering a glimpse of greenery beyond without compromising the interior's serenity. Underfoot, a soft grey carpet stretches the length of the space, grounding the hallway with a subtle, plush texture. Its neutral hue complements the surrounding walls, which are finished in a gently





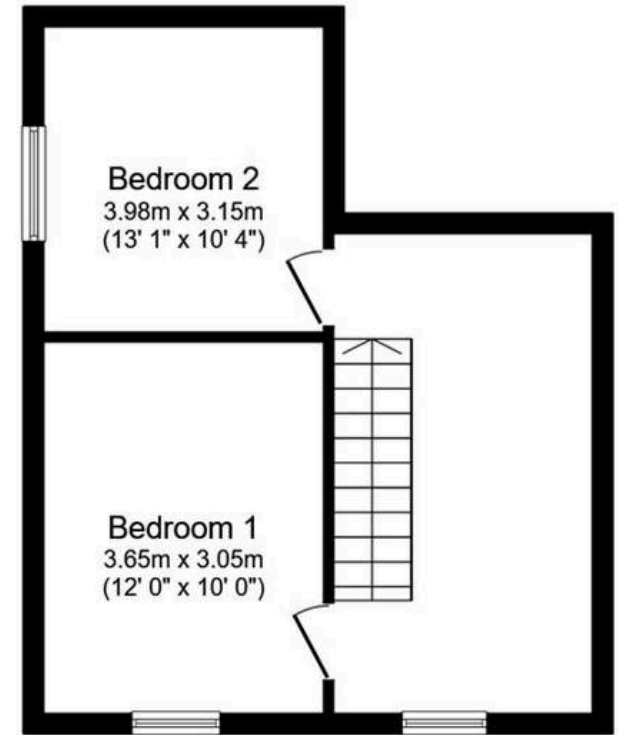
Ground Floor

Floor area 38.6 sq.m. (416 sq.ft.)



First Floor

Floor area 37.8 sq.m. (407 sq.ft.)

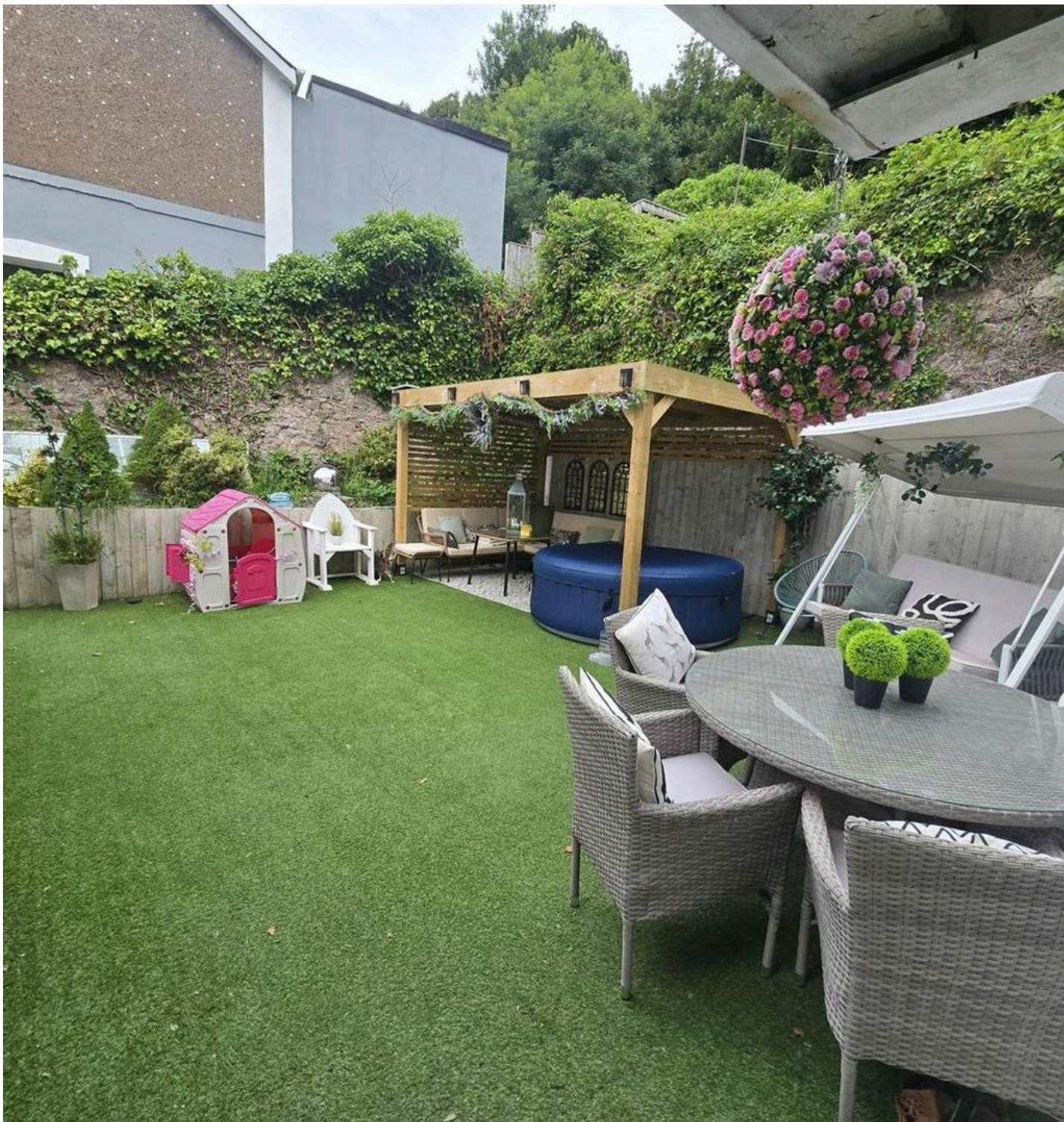


Second Floor

Floor area 34.2 sq.m. (368 sq.ft.)

Total floor area: 110.7 sq.m. (1,191 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



FRONT GARDEN

Tucked within the shelter of original stone walls, the garden is a private, cozy retreat. The ancient stones exude history, but they are now topped in parts, with sleek, modern feather-edged wooden fencing for added height and privacy. The warm, horizontal timber slats contrast beautifully with the weathered grey of the stone, subtly blending rustic and modern aesthetics. In one corner of the garden stands a newly built wooden gazebo, rectangle in shape with a pitched roof, open sides, and lattice panels that hint at traditional garden structures. Instead of a traditional lawn, the space features high-quality artificial grass, immaculately even and vibrantly green. It provides a clean, low-maintenance surface that's ideal for seating or play, with none of the mud or mowing associated with natural turf. This garden strikes a beautiful balance:

- Historic in its stone wall foundation
- Contemporary in its clean-lined fencing and maintenance-friendly surfaces
- Romantic and lush in its planting and naturalistic rockery

It's a garden that tells a story—rooted in tradition but adapted for modern ease and enjoyment.

REAR GARDEN

Top Garden with Exceptional Potential Perched above the main residence and accessed solely via a striking bridge from the middle floor, this top garden is a hidden gem brimming with possibility. Currently left natural, the space presents a blank canvas—ideal for transforming into a tranquil retreat, a functional extension of the home, or a beautifully curated outdoor haven. Generous in size and gently sheltered by the surrounding terrain, the garden offers ample room for a thoughtfully designed seating area, perfect for entertaining or relaxing in the open air. There's also significant scope to incorporate a modern outdoor office or studio, making the most of the serene and inspiring setting. The rear boundary of the garden merges seamlessly with a wooded area, teeming with wildlife and offering both privacy and a captivating natural backdrop, adding a sense of peace and connection to nature. Whether envisioned as a lush, landscaped sanctuary or a contemporary work-from-home retreat, this garden offers a unique opportunity to create a truly exceptional outdoor space.



Winfields Sales & Lettings

Flat, 345A Torquay Road, Paignton - TQ3 2EP

01803320969 • sales@winfieldsgroup.co.uk • winfieldsgroup.co.uk/