





Bay View, Manscombe Road

Torquay

Offering extensive and flexible accommodation, the property is ideal for family living or multi-generational occupancy, with excellent scope to create a self-contained two-bedroom annexe.

While the property has been well cared for over the years, it is now in need of some updating and modernisation, presenting an exceptional opportunity to personalise and enhance this spacious home in one of Torquay's most sought-after residential areas.

Set within large, southerly facing gardens with a sun terrace and driveway parking, this substantial home combines coastal charm, space, and outstanding potential.

Accommodation

The accommodation is generous and well arranged, with bright rooms designed to make the most of the natural light and stunning coastal views. The ground floor features a grand reception hallway creating an elegant sense of arrival, leading to a spacious sitting room, enjoying sea views and an abundant natural light. There is also a formal dining room, perfect for family gatherings and entertaining, together with a well-proportioned kitchen/ breakfast room, a separate utility room, and a downstairs cloakroom/WC.

On the first floor of the main house are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, and a family bathroom. Several bedrooms enjoy superb sea views from the rear elevation.



GARDEN

Grounds and Exterior The rear of the house enjoys large, mature, southerly facing gardens laid mainly to lawn with well-established borders and a sun terrace, perfect for outdoor entertaining and relaxation. The gardens provide a degree of privacy and enjoy wonderful panoramic sea and coastal views.

Driveway

2 Parking Spaces

Annexe Potential

The flexible layout offers excellent potential to create a two-bedroom self-contained annexe, ideal for multi-generational living, guest accommodation, or a holiday let (subject to any necessary consents). This area is accessed from the main house and currently comprises a spacious lounge/dining room with kitchen off, and a space-saver staircase leading to the first floor where there are two double bedrooms and a bathroom/WC.



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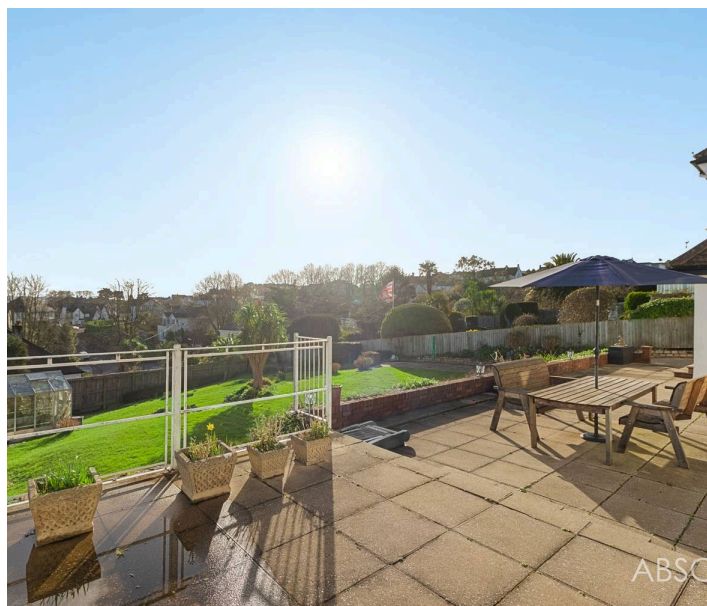
Manscombe Road is one of Livermead's most desirable residential addresses, set within a peaceful, elevated position on the outskirts of Torquay. The road is lined with attractive detached homes, many enjoying far-reaching sea views across Tor Bay. It offers a tranquil, leafy environment with mature gardens and a strong sense of privacy, while remaining close to everyday amenities. Local shops, cafés, and a well-regarded primary school are all nearby, and the sandy beaches of Livermead and Corbyn Head are within walking distance. Torquay's vibrant seafront, marina, and railway station are just a few minutes away, providing excellent links across South Devon and beyond. Combining convenience, coastal scenery, and a prestigious setting, Manscombe Road perfectly captures the appeal of refined coastal living in the English Riviera.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

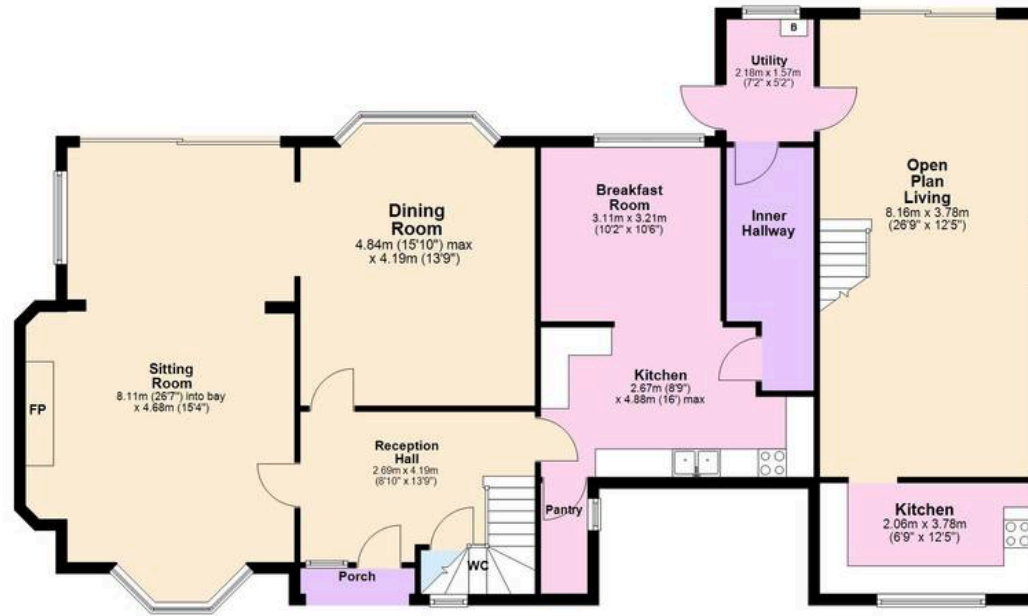




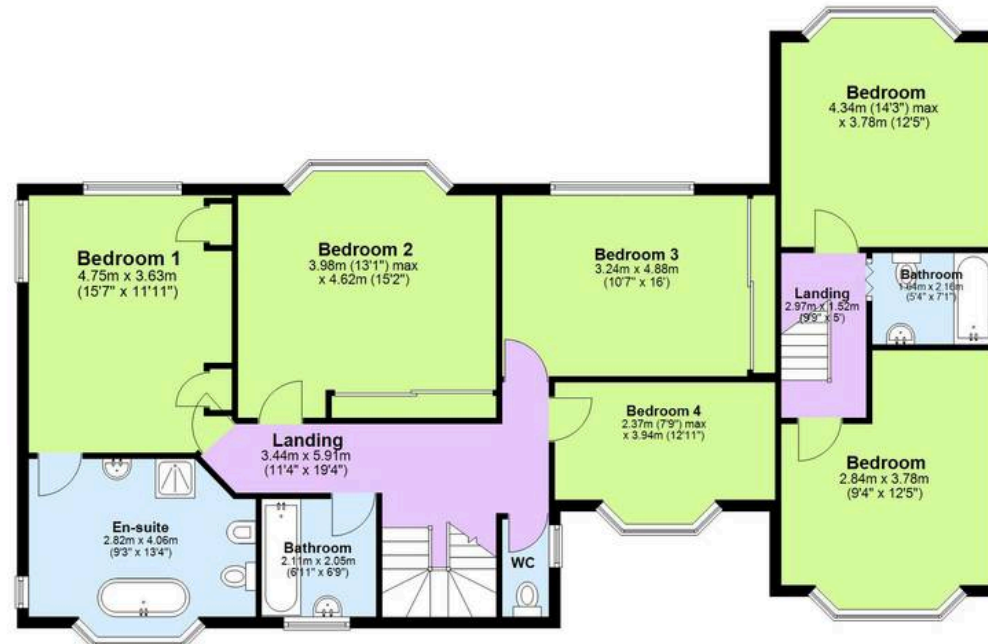
ABSOLUTE



Ground Floor
Approx. 142.3 sq. metres (1531.2 sq. feet)



First Floor
Approx. 130.8 sq. metres (1407.4 sq. feet)



Total area: approx. 273.0 sq. metres (2938.6 sq. feet)





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