



20 The Terrace, Torquay, Devon, TQ1 1BN

Elegant Georgian House Retaining Many Period Features
Well Maintained Property Providing Versatile Living Space
Secluded Location Close to Torquay Harbour
Lounge, Dining Room, Kitchen/Diner, 5/6 Bedrooms
Beautifully Kept Garden & Balcony Both Enjoying a Sunny Aspect

### **DESCRIPTION**

Cary Lodge is a graceful Georgian house retaining main of the original features. Built in 1834, the Grade II listed house has been in the same ownership for circa 26 years. During this period the owner has comprehensively and sympathetically maintained the property and the house is presented in excellent order.

The house enjoys a beautifully kept front garden, along with a splendid balcony both enjoying a sunny aspect. Due to the layout and location of Cary Lodge, it has seen several different uses in its history. The property has been a boarding house, guest house and commercial offices. The layout also lends itself to providing a multigeneration home and home & income property.

Cary Lodge is located in a central location and within the Harbour Conservation Area, however the house is tucked away in a secluded spot providing a quiet and peaceful environment with the benefit of the town's amenities and harbour just a short walk away.

Ref No: 5052

Offers Over £495,000 Freehold





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The property comprises:-

A two-storey house with rendered and painted elevations under a pitched slate roof. Approached through the front garden, the front door leads to:-

#### **HALLWAY**

With original tiled floor providing access to:-

#### LOUNGE

Original open fireplace with tiled heath & surround and marble mantle. Large floor to ceiling sash window overlooking the garden.

### **RECEPTION ROOM / BEDROOM 1**

Large double with parquet flooring, en-suite shower room, access to storeroom with wall mounted boiler.

### **FORMAL DINING ROOM**

Stripped wooden floor, original open fireplace with marble mantel. Large bay window overlooking the garden.

## KITCHEN/DINER

Accessed via the hall or dining room. Fitted with modern floor mounted cupboards and granite worktops, external extraction and integral dishwasher. Space for American style fridge freezer and range. A side window overlooking the rear courtyard.

### **UTILITY ROOM**

**BATHROOM** 

#### REAR COURTYARD

With water feature.

#### FIRST FLOOR

Spacious landing providing access to:-

#### **MASTER BEDROOM**

Large double room with sitting area. Large window overlooking the garden and with views of the harbour and beyond.

#### **FULL BATHROOM SUITE**

### **BEDROOM 3**

Large double overlooking the garden, with views of the harbour and beyond.

#### **CLOAKROOM**

### **BEDROOM 4**

Double room overlooking the rear courtyard.

### BEDROOM 5 & 6

Single & double bedrooms with access to the rear raised walkway leading to Braddon Hill Road West.

## **BALCONY**

Accessed via the first floor landing. Views across the harbour and beyond.





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### **OUTSIDE**

Double wooden gates open into the well kempt mature garden with central pathway. To the rear of the premises is a courtyard with water feature.

### **GENERAL INFORMATION**

#### **TENURE**

Freehold.

#### **SERVICES**

The property is connected to all mains services.

#### **INVENTORY**

Cary Lodge is furnished with beautiful pieces of furniture in keeping with the age of the property. Certain items may be available via separate negotiation with the owner.

### **COUNCIL TAX BAND E**

**EPC RATING E** 

#### WHAT3WORDS

WALKS.ROBOT.JA77Y

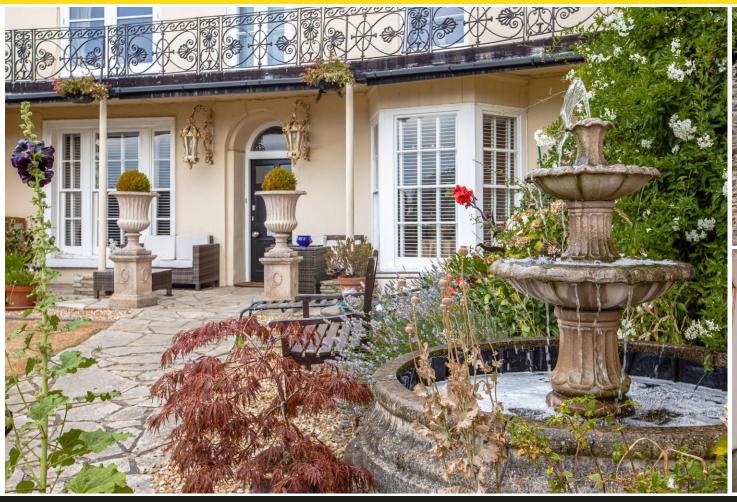
#### **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.





















































































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Total area: approx. 241.6 sq. metres (2600.4 sq. feet)

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