

AN IMPORTANT GRADE II LISTED GEORGIAN HOUSE OF ELEGANT PROPORTIONS, LEAVING POTENTIAL FOR IMPROVEMENT, IN ONE OF TORQUAY'S MOST SELECT RESIDENTIAL AREAS.



**Sydore
Meadfoot Road
Torquay
Devon
TQ1 2JP**

**Offers in the Region Of
£950,000**

Ref: DR01633

* GEORGIAN DETACHED HOUSE * GRADE II LISTED * ELEGANT & SPACIOUS * UP TO 12 BEDROOMS * POTENTIAL FOR IMPROVEMENT * ORIGINAL FEATURES * LARGE GARDENS * EXTENSIVE PARKING *



Offices at: Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

DESCRIPTION

Sydore is a classic period detached house, believed to have been built in 1836 for a prominent retired sea captain. This highly versatile accommodation, which can provide up to 12 bedrooms on three floors, retains a wealth of original features including ornate plaster ceiling mouldings, arched top Georgian windows with panelled shutters, marble fireplace, many original doors, an imposing staircase with mahogany balustrade and rails, stained glass and a particularly beautiful ceramic tiled hallway. The property is currently a much loved private residence, but some years ago it was successfully run as a small exclusive hotel. The property is eminently suitable to re-establish as a boutique hotel/guest house, therapeutic/artistic centre or sub division for residential use, subject to usual planning consent. Indeed, Sydore could continue as a beautiful private residence, ideal for a large family or dual family/friends occupation. Outside; There is a most attractive landscaped garden, a stunning regency style period veranda, various seating areas and lawns, and extensive parking. To conclude; Sydore presents a very special and rare opportunity. This stunning old house leaves enormous potential and is prominent in old Torquay's heritage. A home of distinction and significant architectural merit in an historic and exclusive residential location.

SITUATION

Sydore is approached via an imposing and private driveway, set back from Meadfoot Road. This is one of the most sought-after residential areas of Torquay with the local amenities of Wellswood nearby. Torquay town centre and harbour side offer an excellent selection of shops, cafes, restaurants and bars, together with an impressive marina. There is a nearby golf course and other excellent leisure facilities. There are beautiful coastal walks and sandy beaches, together with good road and rail links. The station connects to intercity services (London Paddington) at Newton Abbot.

ACCOMMODATION

GROUND FLOOR

Double doors opening into Entrance Porch with arched windows looking over the drive. Power points. Beautiful stained glass arched door into:

RECEPTION HALL *15' 7" x 12' 1" (4.75m x 3.68m)*

Superb ceramic mosaic floor and galleried stairs to upper floors. Off the Hall, doors lead to:-

GROUND FLOOR BEDROOM *14' 10" x 14' 1" (4.52m x 4.29m)*

Originally the 'Morning Room'. Bay arched window to front aspect. Ensuite bathroom with bath, hand basin and W.C. Panelled door into:

DRAWING ROOM *21' 1" x 15' 0" (6.42m x 4.57m)*

With feature marble fireplace, four arched windows with original working shutters. Attractive plaster coving to ceiling. Arched glazed door opening into a cozy Sunroom with two glazed doors opening onto veranda and gardens. Panelled door to:

DINING ROOM *20' 10" x 15' 0" (6.35m x 4.57m)*

With side aspect French doors to garden. Ornate plaster coving to ceiling. Open archway into original conservatory, now extended to make a Sitting/Family Room. Two walls with very large windows with double aspect overlooking the gardens. Half glazed door into:

KITCHEN 15' 8" x 15' 5" (4.77m x 4.70m)

With two sink units, free standing stainless steel catering fittings and plenty of space for appliances. Windows to rear walkway. Door to outside. Inner door from the kitchen to Utility/Storeroom with plumbing for two washing machines and outlet in wall for tumble dryer. Window to rear walkway and French doors to garden. Door from Reception Hall to:

INNER HALL

With secondary/servants staircase with doors onto first and second floor landings. Door into:

STUDY/BEDROOM 11' 3" x 8' 4" (3.43m x 2.54m)

With window to side aspect and ensuite Shower Room with shower, wash basin and W.C. (Used as a bedroom by previous owners). Also from the Inner Hall there are two separate cloakrooms with W.C. and hand basins. Half glazed door to kitchen, with fire alarm control box above. External door to drive and parking area. Half glazed door to stairs leading down to garden flat and several basement rooms.

SELF CONTAINED GARDEN FLAT

With door into entrance area, door to Bathroom with bath, washbasin and W.C. Kitchen with stainless steel sink unit, floor and wall units, space for inset microwave or small cooker, space for fridge freezer. Bedroom with Ensuite Bathroom with bath, washbasin and W.C. Window to front aspect. Through open arch to room with external door to garden, currently used as a Study, door into Sitting Room with patio doors onto courtyard and gardens. Off of the corridor there are other store rooms, one with all electric meter and fuse boxes etc. Through another door there are further basement storage rooms, one houses the gas meter and a floor standing Lochinvar boiler and storage tank which supplies hot water only. The wall mounted Combi Boiler serves hot water to the garden flat and central heating everywhere. Stone stairs rise to external door to drive and parking area.

FIRST FLOOR

Stairs & First Floor Landing. The first floor comprises of spacious landing area with storage and doors to a total of six bedrooms, each having ensuite bathroom or shower rooms. Many of the rooms are double aspect and some have been sub-divided, but could be easily reinstated as much larger principal bedrooms.

SECOND FLOOR

Stairs to a Second Floor Landing and Inner Landing with storage and doors to a further five bedrooms. Each having ensuite bathrooms or shower rooms. There is a rear landing and secondary staircase descending to the Ground Floor.

NOTE

All original covings have been respected when dividing rooms by 'cutting around' so should be intact for reinstalling rooms.

OUTSIDE

The property is approached by a wide part tree lined entrance leading into an extensive parking area to the side of the house. There is a delightful and probably original late Georgian veranda and steps leading down to a large lawn with mature shrubs, trees and flowers. There is a raised seating area/terrace that takes full advantage of the elevated position enjoying an outlook over this good quality leafy neighbourhood.

DIRECTIONS

From the harbour proceed along Torwood Street (A379) to the traffic lights, turn right onto Meadfoot Road. Pass the car park entrance on your left and continue towards the end of the road and Sydore will be seen on the right hand side, set back within its driveway.

Viewing Strictly by Appointment. Please contact us on 01803 315770 if you wish to arrange a viewing appointment for this property or require further information.

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Ground Floor



Lower Ground Floor



Second Floor



First Floor



All measurements are approximate
Plan produced using PlanUp.

Sydore, Meadfoot Road, Torquay