

LOT  
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Granvue, Lincombe Drive, Torquay TQ1 2HH

\*GUIDE PRICE £400,000+



An eight bedroom, four reception detached former care facility located in the ever popular area of The Lincombes, Torquay.

#### DESCRIPTION

A detached villa which has been until recent instruction, used as care and assistance facility. The property is set on generous grounds and has sea views from the front rooms and sea peeps from the conclusion of the garden at the rear. The villa also benefits from eight bedrooms, four reception rooms, loft storage rooms and driveway parking.

#### LOCATION

The Lincombes is set in close proximity to the village of Wellswood in Torquay. The area is highly regarded for superior residences and leads to some well kept beaches in the area. Wellswood itself features cafes, a popular village pub and the famed Kents Cavern caves. Approximately 1 mile away from the property is Torquay Harbourside which is currently undergoing works to bring in more office space, bars and restaurants to the town.

#### ACCOMMODATION

**Ground Floor** Entrance hallway, office, stairs to the first floor, inner hallway, two bedrooms, day lounge, dining room, kitchen, utility and boiler room, shower room and second office space.

**First Floor** Five bedrooms (some with sea views), cloakroom, bathroom and stairs to second floor/loft.

**Second Floor** One bedroom and two loft rooms.

**Outside** To the front is a sweeping driveway leading to the front and side parking area and the entrance to the building. The front is mainly laid to lawn and does have sea views on a clear day. At the rear is a tiered garden area accessed by steps next to the open hut. The conclusion of the garden enjoys sea views over the roof top of the building.

#### NOTE

The Pro Map shown is for approximate identification purposes only and is not to scale. Measurements have been made using the Pro Map mapping facility, with the measurements being approximately 0.338 acres/0.137 hectares, interested parties must make and rely upon their own measurements. Crown Copyright Reserved.

#### EPC

Energy Efficiency Rating – Non Domestic Rating C

#### AUCTION VALUER

Lucy Fuller



#### VIEWING

Strictly by appointment only on a block basis with Countrywide Property Auctions. Please call 01395 275691 for viewing times.