





The Priory Higher Warberry Road

Torquay

New to the market with Absolute Sales & Lettings is this substantial and beautifully proportioned Victorian villa, positioned in the heart of Wellswood – one of Torquay's most sought-after addresses.

The property has been thoughtfully updated by the current owners, seamlessly blending period character with modern upgrades to create a generous and welcoming family home.

Highlights include a striking reception hallway with a central split staircase, a grand lounge with feature fireplace and tall sash-style windows, and an impressive formal dining room with chandelier lighting. The newly fitted kitchen/breakfast room offers quartz worktops, bespoke cabinetry, a pantry, range cooker, and space for an American-style fridge freezer. From here, a side door opens to the garden terrace.

A practical laundry room with built-in storage and an additional shower suite makes everyday living effortless, while a ground floor cloakroom and under-stairs storage add further convenience.

Upstairs, four excellent double bedrooms are served by a luxurious bathroom, finished with twin sinks, a roll-top bath, a walk-in shower, and period-style detailing. The wide landing is a statement in itself, with feature lighting and access to a spacious loft.

Outside, the property enjoys a raised terrace with stainless steel balustrade, ideal for



GARDEN

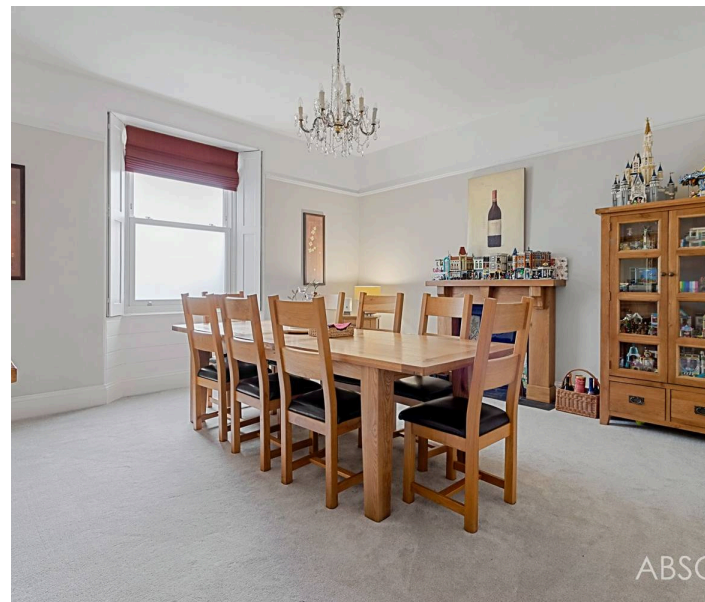
Raised terrace enjoying a pleasant outlook and a lower level lawned area. Privately fenced perimeter giving gated access to a side door top the garage.

GARAGE

Single Garage

DRIVEWAY

1 Parking Space



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The Priory is set in the Wellswood which is sought after for its period ambiance and fine Victorian architecture. It is only a short distance from the village style community of Wellswood where there is a parish church, pub, shops, salons, convenience stores, delicatessen, French patisserie, post office, pharmacy, restaurant and cafes. This location is within easy reach of the harbourside and facilities of the town with local buses available nearby. The beaches at Meadfoot and Anstey's Cove with their waterside cafes are also within easy reach. Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Substantial Victorian villa in the heart of



- Formal dining room with chandelier and fireplace
- Practical laundry room with built-in cupboards

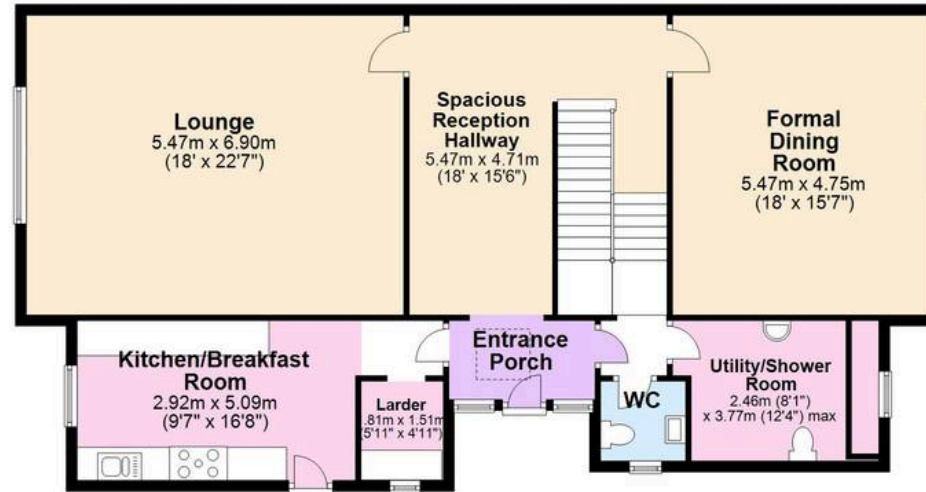
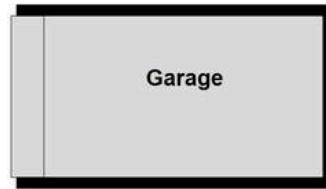






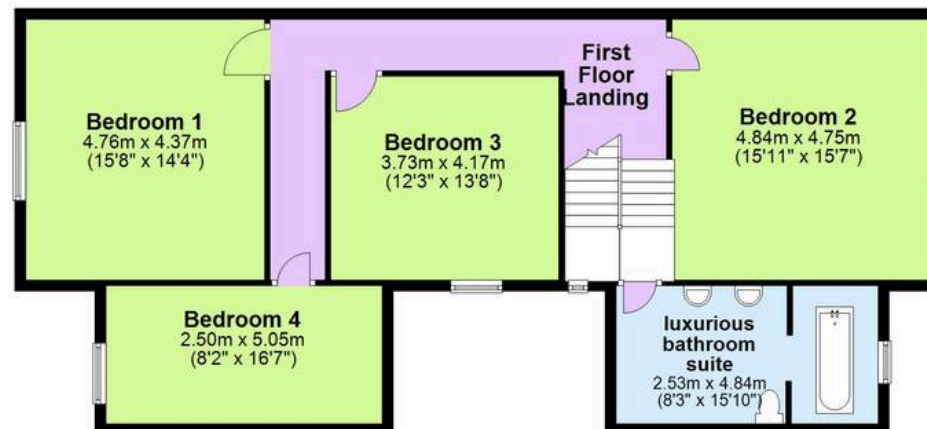
Ground Floor

Approx. 128.4 sq. metres (1382.6 sq. feet)



First Floor

Approx. 105.5 sq. metres (1135.2 sq. feet)



Total area: approx. 233.9 sq. metres (2517.8 sq. feet)

Approx.
Plan produced using PlanUp.





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