







Taylors
sales & lettings

Guide Price £700,000 - £725,000

Barnfield Road,
Livermead, Torquay,
TQ2 6TA

A truly impressive four/five-bedroom detached home, situated in the highly sought-after area of Livermead, offering breathtaking panoramic sea views from almost every room, stretching across Torquay Harbour towards Paignton and Brixham. The property offers spacious and versatile accommodation throughout, beginning with a welcoming entrance hallway and a convenient downstairs cloakroom. The large, extended lounge provides an excellent space for relaxation and entertaining, flowing seamlessly into an impressive conservatory that enjoys wonderful views over the substantial rear garden. Further accommodation includes a spacious kitchen/dining area, a ground-floor double bedroom and a separate office/study, which could also be utilised as a fifth bedroom if required. Upstairs, there are four generous bedrooms, with the master bedroom benefiting from a beautiful en-suite shower room and its own balcony, providing the perfect spot to sit back and enjoy the stunning coastal views. Outside, the rear garden offers an excellent combination of patio and seating areas, extensive level lawns, a useful shed and a summer house, making it ideal for families and outdoor entertaining.









Door into hallway.

HALLWAY Radiator and parquet flooring.

CLOAK WC, hand wash basin and obscure window to side.

STUDY/BEDROOM FIVE Window to front with sea views and radiator.

LOUNGE Spacious lounge, window to front with stunning sea views over to Torquay Harbourside, marble surround fireplace with insect open fire. Two radiators. Sliding patio doors that can open directly onto patio and garden. Plus an additional door opposite opening out onto conservatory/sunroom.

EXTENSION/CONSERVATORY A very spacious garden room, with open and slide doors to leave large direct access especially in the summer out to patio. Door opposite opens onto a small rockery and external tap. Radiator.

UTILITY ROOM/CUPBOARD

BEDROOM FIVE A large double with sea views over Torquay Harbourside and radiator.

EN-SUITE Shower cubicle, low-level WC, hand wash basin and wall hung radiator. Traditional radiator with drying rail and underfloor heating.

KITCHEN/DINING ROOM White fitted kitchen with drawers and cupboards, space for fridge freezer, Aga cooker, space for washing machine. Skylight and space for large dining table 6/8 seater. Window to front and radiator. Sliding patio doors open onto patio and garden.

BEDROOM ONE Very large double, large bay window with spectacular unobscured sea views over bay to Torquay Harbour and Brixham. Dressing room with French doors out to balcony. Two radiators.

EN-SUITE Large shower/wet room, cast iron bath, low-level WC, hand wash basin, skylights, two windows. Traditional radiator with drying rail and underfloor heating.

BEDROOM TWO Double window to back facing onto garden. Radiator.

EN-SUITE Bath with shower over, low-level WC, wash hand basin and obscure window to back.

BEDROOM THREE Large double, window with extensive sea views, radiator and built-in cupboard.

BATHROOM Corner shower unit, bath, low-level WC, wall hung radiator and window to back. Underfloor heating.

OUTSIDE

REAR GARDEN Patio area, deck seating area, large sunny level lawn, shed and summer house. Rear patio wall has inserted lights for evening use. The property benefits from sea views either side of the house.

FRONT Lawned area.

PARKING For 1/2 cars.

AGENTS NOTE The seller has informed us that there is an active planning permission for an additional double bedroom with ensuite, above the kitchen that would be accessed from the half landing.

AGENTS NOTE There is a full length carpeted and insulated loft conversion with radiator, four velux windows ,plus storage cupboards and drop door for privacy. Accessed by a dropdown ladder.

Address ‘Barnfield Road, Livermead, Torquay, TQ2 6TA’

Tenure ‘Freehold’

Council Tax Band ‘F’

EPC Rating ‘TBC’