



Ridgewater

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**3 Bedroom Semi-Detached House for Sale in Fore Street,
Barton, TORQUAY**

Price: £295,000

FLOOR PLAN



Approximate net internal area: 1098.38 ft² (1236.79 ft²) / 102.04 m² (114.9 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

DESCRIPTION

Chain free.

Located in the historic suburb of Barton, this 19th Century Grade II Listed cottage, built originally as a house and shop c.1850* is brimming with original character and beauty which gives a warm, homely feel whilst having the luxury of modern facilities, a lovely, well stocked mature garden and the added benefit of a garage with parking in front.

* sourced from Torbay Council Barton Conservation Area Character Appraisal

Deceptively spacious, the cottage comprises two bedrooms, an office/study/occasional 3rd bedroom, a four-piece bathroom, walk-in linen room, kitchen, dining room and a spacious lounge.

The district of Barton, situated towards the outskirts of Torquay, offers facilities including local shops, a church, infants and primary schools situated in Barton Hill Road. A bus service operates from Barton to the town centre.

An internal viewing is highly recommended to appreciate this charming cottage.

Accommodation

Solid wood front door with lead and stained glass window light, brass Lions head door knocker and brass door furniture.

Entrance hall with stairs to first floor. Off are:

Lower Lounge: 10'6" x 12'10" (3.20m x 3.93m): Light bright room with beamed ceiling, large inglenook style fireplace with fitted Aga supplying background heat and hot water to the property. Fitted display shelving in one alcove. Window seat under large, small-paned window to front aspect. Part wood panelling to wall. Doorway to hall. Beamed room divide and step up to

Upper Lounge: 9'3" x 13'8" (2.83m x 4.18m): Large window and former door allowing a lot of natural light. Exposed stone and brickwork feature walls with fitted display shelving.

Dining room: 8'8" x 9'3" (2.65m x 2.82m): Light bright room with bay window and second window to side. Original skylight/delivery hatch (not in use). Beamed ceiling. Dado and picture rails. Fireplace with wooden surround and tiled hearth. Radiator.

Accessed from the lounge, a hallway with 2 steps up leads into

Kitchen: 17'9" x 8'2" (5.42m x 2.49m): Floor based cupboards and drawers under worktop surface incorporating one and a half bowl ceramic sink with drainer, space and plumbing for washing machine.

Matching wall cupboards with display cupboards on one wall. Tiled floor. Space for fridge/freezer. Inglenook style fireplace with space for cooker, shelving suitable for pots/pans, microwave etc adjacent. Small breakfast bar under window with stained glass overlooking the lovely rear garden. Stable door, half with small-pane glazing, to rear garden.

Walk-In Larder: 4'7" x 3'10" (1.41m x 1.19m): with plenty of shelving. Small display cupboard.

Ground Floor WC: 8'7" x 3'0" (2.63m x 0.93m): Modern suite comprising closed coupled W.C., washbasin in vanity unit with cupboard under, pretty circular stained glass window with an Iris depicted. Beamed ceiling. Towel rail radiator.

Stairs to **First Floor.**

Bedroom one: 11'5" x 12'10" (3.50m x 3.93m): Large double room. Built-in wardrobe/cupboard with drawer under. Space for bedroom furniture. Dado rail. Double radiator. Window to front aspect. Feature fireplace with wooden surround. 3 steps lead up to

Study/Bedroom/Office: 7'11" x 12'2" (2.44m x 3.71m): Beam features, radiator. Window to front aspect. Ideal room for someone looking to work from home, or set up as a study/playroom or occasional bedroom.

Bedroom Two: 8'6" x 13'3" (2.61m x 4.06m): Large double room. Built-in storage cupboards. Part wood panelling to Dado rail height. Window seat fitted under leaded glass window to front aspect. 2nd window to side aspect with leaded glazing. Double radiator. Stripped wooden flooring. Wooden fireplace surround.

Bathroom: 13'7" x 7'8" (4.16m x 2.34m): Pretty, coloured, obscure glass doors open into this spacious room. Clawfoot bath with handheld telephone style shower fitting. Pedestal wash basin with shaving light above. W.C. Curved shower cubicle with fitted shower unit. Part wood panelling. Wooden flooring. 2 towel rail radiators.

Linen Cupboard: 8'5" x 5'1" (2.59m x 1.55m): with shelving for linen etc. Factory lagged hot water cylinder supplying back up hot water via immersion heater. 2 skylights. Boiler supplying central heating.

Garage: 8'7" x 15'9" (2.64m x 4.81m): Up and over door. Power and lighting. Personal door to garden.

Outside Fully enclosed rear garden arranged over a couple of levels, with paved patio areas giving plenty of space for outdoor entertaining, lawn with border beds planted with a variety of shrubs and trees, space for a greenhouse. Additional area creatively using the garage roof as an extra sitting-out area.

PHOTOS





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