



**WOODS**  
DISTINCTIVE HOMES

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# Pear Tree House Moor Lane Torquay Devon, TQ2 8PJ

## Guide Price £600,000 - £625,000

Pear Tree House with origins dating back to the 18th century, is one of Torquay's oldest farmhouses. brimming with character & charm this former farmhouse offers accommodation covering over 2600sqft and briefly comprises two reception rooms boasting inglenook fireplaces, a conservatory, cloakroom WC, Shaker style kitchen/breakfast room with slate floor, range cooker and space for a dining table and a good size utility room. The first floor offers three piece bathroom and four double bedrooms, of which the master benefits from a spacious four piece en-suite. Set on the second floor are two spacious loft rooms ideal for home office, hobby rooms or occasional bedrooms. The property is surrounded by private and charming gardens, a heated swimming pool and off road parking for at least two cars.

Woods Bryce Baker, 329 Torquay Road, Paignton,  
Devon, TQ3 2EP  
01803 390000



## THE PROPERTY

**Location** - Set on the eastern fringes of Torquay, within easy reach of the local amenities, Watcombe is a sought after destination thanks to its easy access into Torquay, beautiful cliff top walks, Watcombe Beach (just at the end of the road), conservation area and the beautiful drive east along the coast road to Shaldon. Within the immediate location are several convenience shops including a post office, the property is within easy access of retail parks including the Willows and Wren Park with a good selection of supermarkets and mainstream retailers. The property is a short distance by car to Torbay Hospital and a number of good of schools including both Grammar Schools and the highly regarded Torquay Academy. Torquay boasts a deep water marina, alongside the harbour, with cafés and boutique shops abound along with a wide range of top class restaurants. The regional capital of Exeter is approximately 30 minutes away.

**Accommodation** - The property is approached through a lovely stable door from the driveway opening into the kitchen. The kitchen is sympathetically restored comprising base and wall mounted shaker style cupboards, squared edged granite effect worksurface with inset sink and drainer. Within the kitchen is a range style cooker with extractor hood above and space for a dishwasher. The open hall has Parquet flooring, doors to the living room and second reception room, stairs rise to the first floor and doors lead to a cloakroom WC, a spacious utility room which has wall and base level units, space for a washing machine, tumble drier and freestanding American style fridge and freezer, there are also double french doors leading to the swimming pool. The sitting room is a very generous room with a large inglenook fireplace with wood burning stove, which really enhances the feel with French doors leading to a tranquil conservatory which overlooks the garden.







The additional reception room is currently set out as an additional sitting room/ music room, but could also be used as a formal dining room again benefiting from an inglenook fireplace, French windows provide access to the garden.

The first floor is generously proportioned throughout offering a family bathroom with panelled bath with shower over, wash hand basin and a closed coupled WC. There are four good sized double bedrooms on this floor with the master benefiting from a large four piece en-suite with corner bath, enclosed shower cubicle, wash hand basin and low level flush WC. The third bedroom offers a bank of fitted wardrobes providing additional storage. Stairs from the landing lead to a large second floor landing with recessed study area, two very spacious rooms which are perfect for office/hobby rooms or occasional bedrooms. There is ample eaves storage within this floor.

**Step Outside** - Upon approaching the property there is a tarmac driveway for at least two cars, there are gates giving access to the gardens which surround this characterful home. There are a selection of charming and very private gardens, including a working garden, lawned garden with mature hedges and a patio surrounding a swimming pool, heated by an air source heat pump.



## GENERAL INFORMATION

Tenure: Freehold

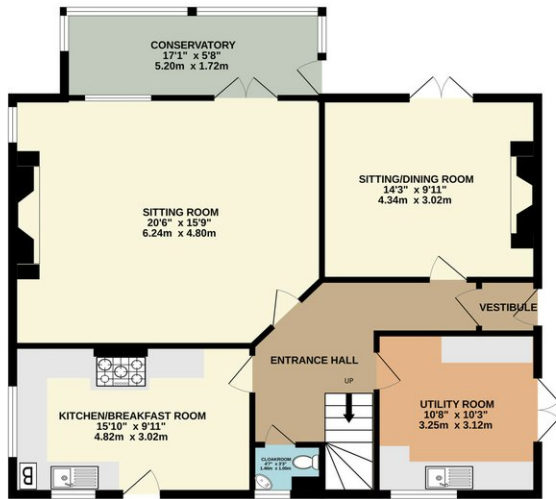
Council: Torbay

Council Tax Band E for the period 01/04/2023 to 31/03/2024 financial year is £2,606.68

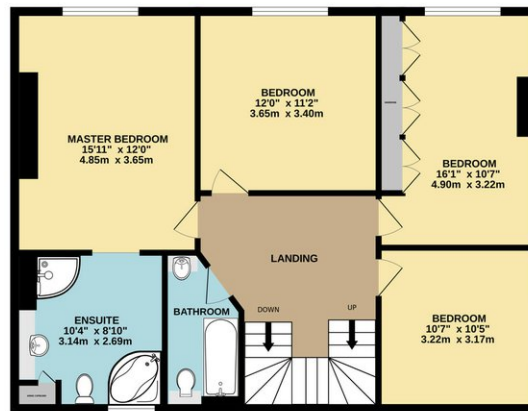




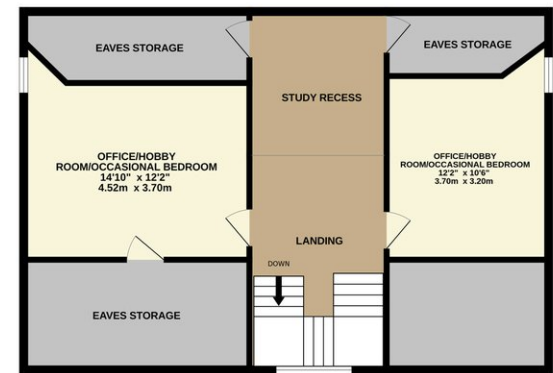
GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
890 sq.ft. (82.7 sq.m.) approx.

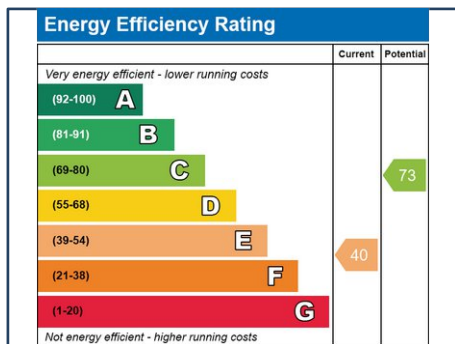


2ND FLOOR  
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2687 sq.ft. (249.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.  
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