



*Glengarry*

| TORQUAY, DEVON

| **Carter Jonas**

**GLENGARRY  
ASHLEY PRIORS LANE  
TORQUAY  
DEVON  
TQ1 4SE**

**Acting on behalf of the Blue  
Cross in the sale of the former  
Cattery rehoming centre.**

- Ideal refurbishment property with panoramic sea views.
- Detached period property currently providing a self-contained 2-bedroom flat at first floor.
- Ground floor currently laid out as a reception, kitchen, utility room, shower room and sitting room.
- Potential to be converted into a 4/5-bedroom residential dwelling with sea view.
- Surrounded by enclosed gardens and grounds.
- Asphalt car park for 10/12 vehicles.
- Single storey timber building formerly the surgery.
- Within the grounds are 3 timber storage sheds.
- Rear gardens laid mainly to block paving with lawned areas.
- Front gardens laid mainly to lawn with mature hedges and trees.
- Viewing platform above the garage overlooking the sea and Babbacombe Bay.



**LOCATION**

Glengarry is located along a dead-end private lane and overlooks Babbacombe Bay and this stretch of coastline on the South West Coast Path which includes Watcombe Beach, Whitsand Beach, Watcombe Head Cave, Seal Cove and Shackley Bench. Maidencombe Beach is the most accessible with The Thatched Tavern, known for good food within the area along with Cafe Rio which overlooks the sandy beach. The picturesque villages of Shaldon and Teignmouth are further along the coastline.

The property is located in the hamlet of Watcombe with Mayfield School and Torquay golf club. Torquay includes a multiplex cinema, hospital, doctors' surgery, supermarkets, dentist, primary and secondary schools and Torquay Grammar School plus the Princess Theatre and Babbacombe Theatre along with a range of shopping and a marina for moorings.

The South Devon coastline and Dartmoor National Park are easily accessible along with the popular coastal town of Brixham. There are many local tourist attractions in the area including Paignton Zoo, Devon Steam Railway, Woodlands Leisure Park, Compton Castle (National Trust) and Buckfast Abbey. The area is served by the A380 which is dual carriageway to the M5 motorway at J31.

## GLENGARRY FLAT

Ground floor entrance via a covered porch leading into a tiled hall accessed via a UPVC double glazed door and windows to front. Stairs leading to first floor accommodation and the flat.

First floor landing with UPVC double glazed window to front with panoramic sea views. Access to roof void. Sitting room/bedroom 1 with UPVC double glazed bay window with panoramic sea views. Dual aspect with window to side overlooking the gardens and sea.

Bedroom 2 with dual aspect and UPVC double glazed windows to front with panoramic views overlooking the sea. Two further UPVC double glazed windows to side overlooking the car park and lane.

Bedroom 3 with UPVC double glazed window to side overlooking the gardens and sea. Built in airing cupboard with insulated hot water cylinder.

Bathroom with a white suite of close coupled WC, pedestal wash hand basin and panelled bath with electric Mira shower over.

Kitchen/bedroom 4 with modern shaker style wall and base cupboards and rolltop worksurfaces with inset stainless steel single drainer sink unit. UPVC double glazed window to side overlooking the car park and lane.

## REHOMING CENTRE

Ground floor reception/sitting room with UPVC double glazed windows to front and accessed via a UPVC glazed door. Suspended ceiling with fluorescent lighting. UPVC double glazed bay window to front overlooking the gardens. Reception could be converted into a sitting room or kitchen for the house if required.

Kitchen with UPVC double glazed walk-in box bay window. Stainless steel sink unit with double drainer. Pantry with tiles and shelving. Ideal Mexico 2 boiler.

Utility room with UPVC glazed frosted window to rear and UPVC double glazed door to outside. Nonslip floor. Door into:-

Shower room with pedestal wash hand basin, tiled shower cubicle and low-level WC facility. Door into:-

Study with parquet flooring and art deco style open fireplace. Dual aspect with UPVC double glazed window to front overlooking the gardens and UPVC double glazed windows to side. Wooden panelling. Door into hall of the flat. Potential to convert the study into a sitting room or extra bedroom if required.

Front gardens with steps leading up to a terraced garden area with apple tree and shed which leads to a viewing platform on top of the garage which has panoramic views over the sea and Torbay.

## SURGERY BLOCK

Gross Internal Area of 8.89m x 3.45m. Currently divided into 3 rooms with double glazed windows to front and rear. Access to a roof void. Laid out as a surgery with deep stainless steel sink unit, range of wall and base cupboards with rolltop worksurfaces and inset stainless steel single drainer sink unit. Nonslip floor and fluorescent lighting. Cabin style building which could be used as holiday letting accommodation or a home office, subject to gaining the relevant consents.



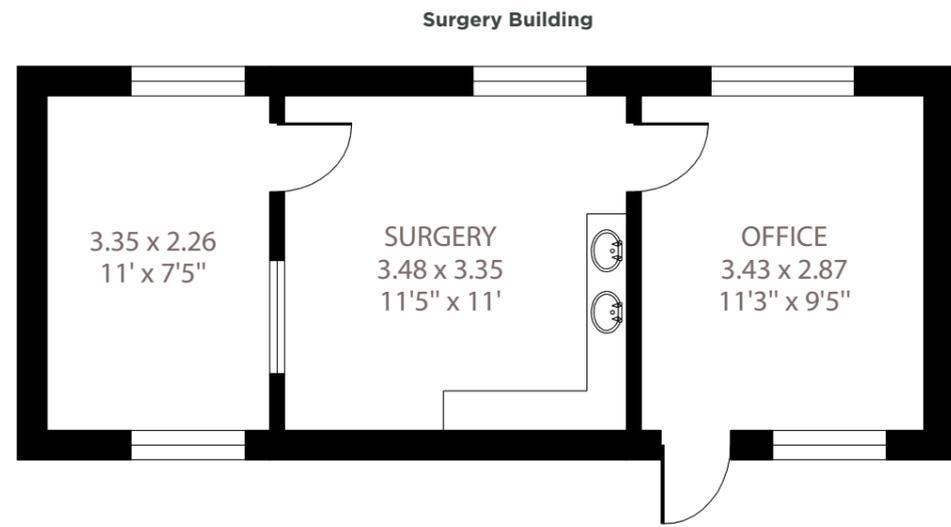
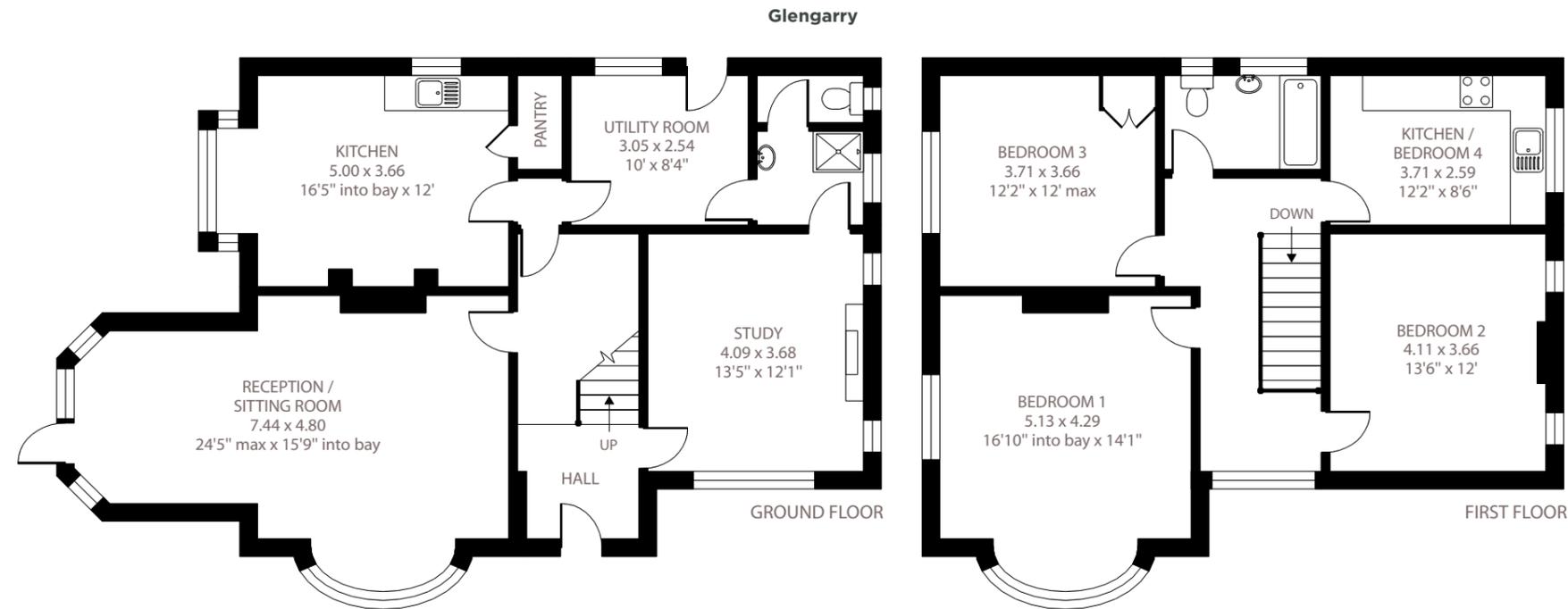
## TIMBER STORAGE SHED

Gross Internal Area of 4.76m x 3.57m with power and lighting. There are two further sheds within the gardens.

## OUTSIDE

Asphalt car park to the side of the property accessed from the lane which is fenced off for security with gated access to the front and rear gardens. Single storey garage with up and over door.



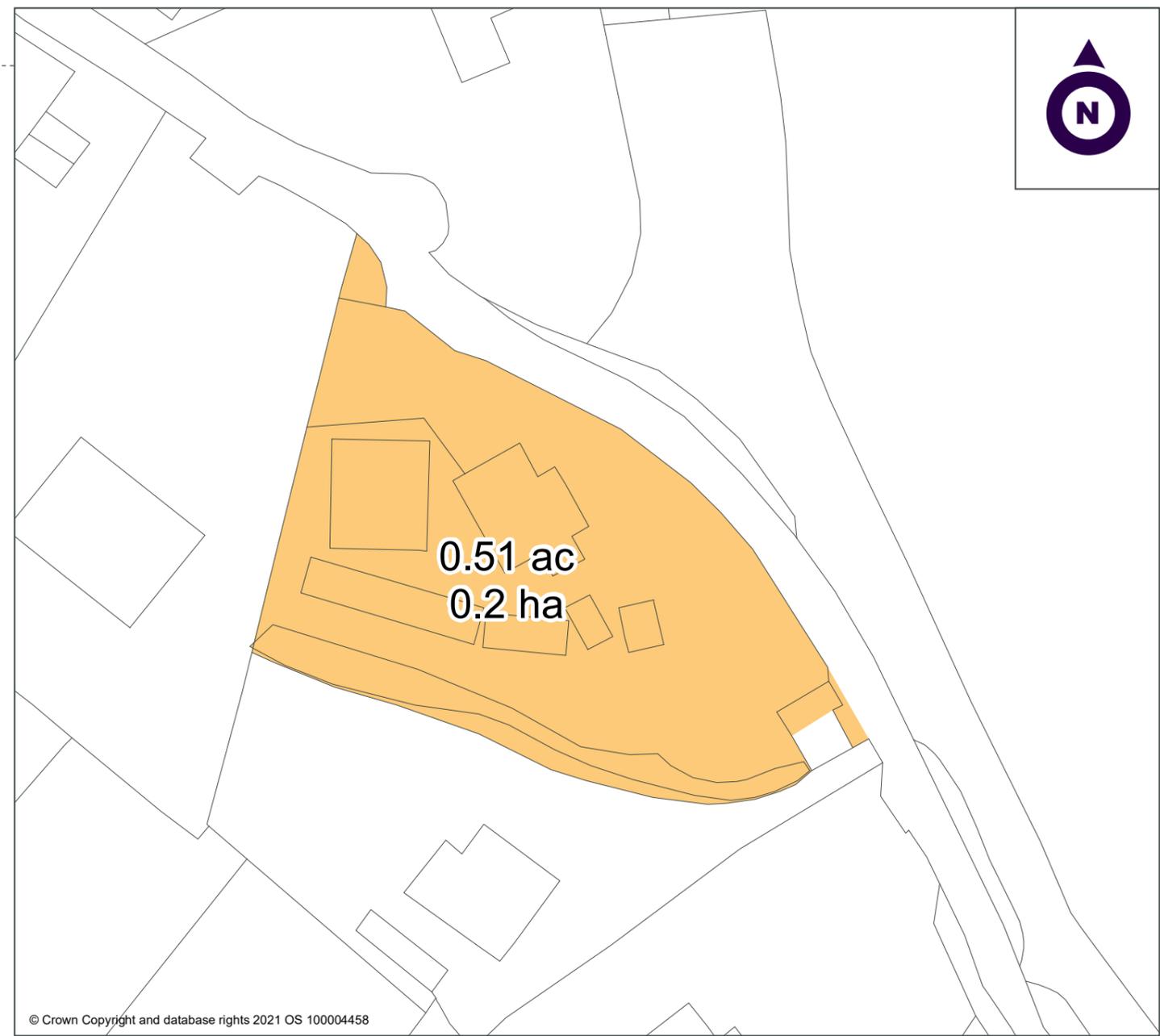


## LAND PLAN

## FLOOR PLAN

**GLENGARRY**  
**Approximate area:** 1826 sq ft / 169.6 sq m  
**Outbuildings:** 334 sq ft / 31 sq m  
**Total area:** 2160 sq ft / 200.6 sq m

For illustrative purposes only - not to scale.  
 The position & size of doors, windows, appliances and other features are approximate only.





Bedroom 1



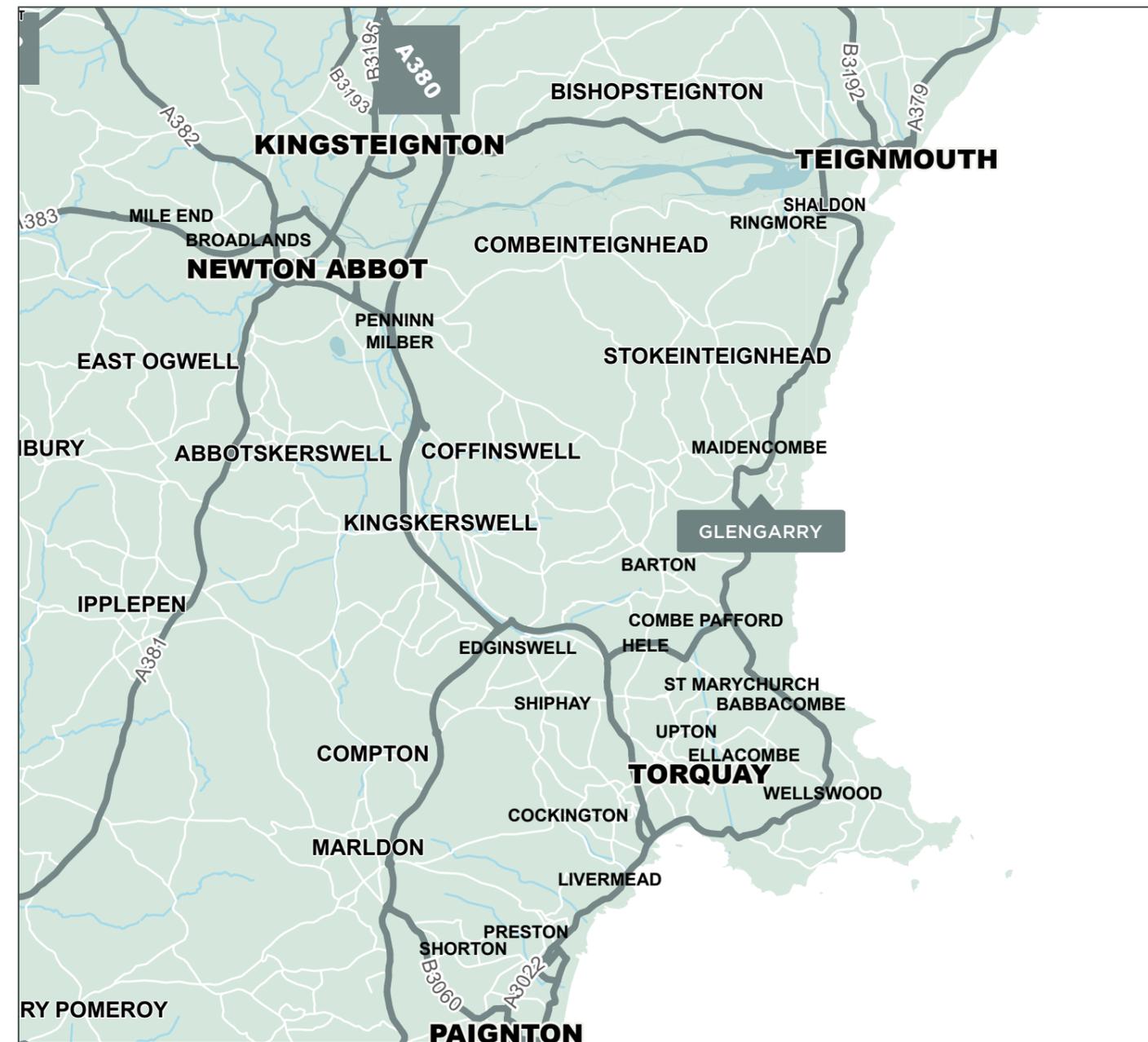
Bedroom 2



Bedroom 3



Kitchen/Bedroom 4



**TENURE & POSSESSION**

The freehold interest is being offered with vacant possession on completion.

**METHOD OF SALE**

The property is offered for sale by private treaty as a whole.

**EPC RATINGS**

Glengarry: E

**LOCAL AUTHORITIES**

Torbay Council  
01803 201201  
www.torbay.gov.uk

**VIEWINGS**

Strictly by appointment with agents  
Carter Jonas.

**DIRECTIONS**

Located at the bottom of Ashley Priors Lane which is a private road. The property is clearly signed with Carter Jonas' marketing boards on the right, opposite Ashley Priors.

Ashely Priors Lane can easily be missed and is opposite Brunell Lodge, before you get to the hamlet of Maidencombe. If you pass Rock House Lane you have gone too far.



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## IMPORTANT INFORMATION

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