



# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN



# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN

**A Beautiful Extended Victorian Villa in a Sought-After Area of Torquay  
Currently Trading as a Spa with Rooms but Offering a Wide Variety of Potential Other Business Opportunities  
Well Presented with 9 Double Bedrooms (8 En-Suite) and Owner's Accommodation  
Extensive Spa Facilities, Outdoor Heated Swimming Pool & Car Park  
Full Residential Planning Consent also Granted**

## DESCRIPTION

Lorrens occupies a much sought after location close to Cary Park and only a short stroll away to the beautiful Babbacombe Downs and Oddicombe Beach, with an array of coastal cafes, pubs restaurants.

Torquay seafront, town centre and fabulous deep-water marina are also only a short drive away, which all offer a selection of restaurants, cafes and shops. There is also easy access to the bypass which connects to Newton Abbot, Exeter and beyond.

Nestled amidst this prime residential area, the entrance from Cary Park welcomes you with its spacious driveway providing parking for 10+ vehicles, bordered by stone walling and leading to a delightful and private, enclosed outdoor swimming pool.

An early inspection is essential to appreciate the size, position and facilities on offer.

Ref No: 4720

Offers in the Region of £950,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN

## THE SPA FACILITIES COMPRISES:-

### TREATMENT ROOM 1

14' 1" x 9' 8" (4.28m x 2.95m)

Wood effect base cupboards to one wall with sink unit and eye level cupboards over with display shelving. Radiator. Window to front.

### TREATMENT ROOM 2

14' 1" x 9' 3" (4.30m x 2.81m)

Wood effect base cupboards and full height storage unit and large display unit with glazed shelves. Work surface with inset sink unit. Windows to front. **EN-SUITE SHOWER.**

### BEAUTY TREATMENT SUITE

18' 1" x 14' 7" (5.50m x 4.45m)

Spacious room with recessed display shelving and pigeon-hole style display units.

### TREATMENT ROOM 3

11' 5" x 6' 3" (3.48m x 1.90m)

Connecting doors to treatment room 4. Radiator.

### TREATMENT ROOM 4

11' 6" x 6' 0" (3.50m x 1.83m)

Connecting doors to treatment room 3. Radiator.

### STORE ROOM

6' 9" x 5' 4" (2.07m x 1.62m)

Fitted worktop with shelving storage above. Radiator.

### CHANGING AREA AND SAUNA

17' 3" x 14' 6" (5.25m x 4.43m)

Open suite with feature curved mosaic tiled wall. Two changing cubicles. Two tiled shower cubicles.

Storage lockers. Vanity mirror tops. W.C. Connecting door to Hair Salon. Skylight window. The sauna area features attractive contrasting ceramic floor tiles and a pine constructed sauna with tinted glazed entrance, electric heater unit and two-tier seating areas.

### RELAXATION ROOM

18' 2" x 14' 9" (5.54m x 4.49m)

Good size room with feature fireplace with LED colour changing surround. Two skylight windows. Electric panel heater.

### WET ROOM

21' 7" x 13' 10" (6.57m x 4.21m) (max overall size)

Fully tiled walls with feature small mosaic tiles to the walk-in shower cubicle shower area and the **JACUZZI**. Glazed door to the **STEAM ROOM**. Skylight window.

### GYM

26' 10" x 18' 1" (8.19m x 5.52m) (overall size)

Good size room two skylight windows. Further window and glazed door with access to small garden area.

### HAIR SALON

16' 7" x 15' 4" (5.06m x 4.68m)

### OUTSIDE

The entrance from Guestland Road welcomes you with its spacious driveway providing parking for 10+ vehicles, bordered by stone walling and leading to a delightful and private, enclosed outdoor swimming pool. There is a small level lawned garden which again leads via a private gate to the pool area.

### SWIMMING POOL

Being enclosed by a mixture of rendered walling, wooden fencing and mature shrub boundaries with surrounding paved decking area.

### EPC RATING D

Interested in this property?

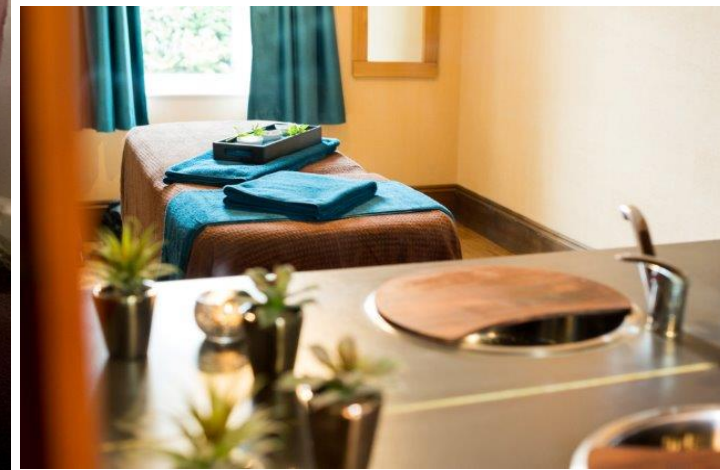
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN

## **FLEXIBLE LETTING OR OWNER'S ACCOMMODATION**

Attractive composite front door with arched glazed panel over, opening to:-

### **ENTRANCE LOBBY**

Feature parquet effect 'Karndean' flooring, fire alarm system. Radiator with thermostat. Half glazed side panels and glazed unit over leading to:-

### **HALLWAY**

Attractive corniced ceilings. Staircase rising to first floor. Radiator. Doors off to all ground floor rooms.

### **PRIVATE LOUNGE**

22' 4" x 9' 11" (6.80m x 3.01m)

Windows to the front overlooking the garden & parking area. Feature fireplace.

### **MAIN LIVING/DINING ROOM**

28' 9" x 16' 4" (8.77m x 4.98m) (overall size plus bays)

Fabulous room with two magnificent full height bay windows having central large sash openers onto the decorative stone-chipped courtyard garden, which in turn leads to the swimming pool area. Feature fuel effect fireplace. Corniced ceiling and picture rail. Three radiators.

### **RECEPTION/OFFICE AREA**

9' 8" x 8' 11" (2.95m x 2.72m)

Ideal office/study area. Window to front parking area.

### **KITCHEN BREAKFAST ROOM**

18' 2" x 13' 6" (5.54m x 4.12m)

Spacious kitchen with range of fitted base cupboards, drawers and work surfaces to 3 walls, incorporating breakfast bar island with glazed eye level unit. 1½ bowl inset stainless steel sink unit. Gas hob. Tiled walls. Space for three upright fridges or freezers. Door to:-

### **BOILER ROOM**

Two 'Ideal' Combi gas boilers with two Gledhill, domestic hot water storage tanks. Further area storage for linen, meters, electrics, fuse box etc.

### **SEPARATE CLOAKROOM**

Low level WC and wash hand basin.

### **UTILITY ROOM**

25' 2" x 7' 3" (7.68m x 2.20m)

Working mechanics for Jacuzzi and steam room. Range of fitted base cupboards for storage etc. Space and plumbing for multiple washing machines. Door to garden.

### **FIRST FLOOR**

Landing with access to all rooms. Radiator. Access to a spacious full height loft area with skylight windows.

### **BEDROOM 1**

16' 4" x 14' 1" (4.97m x 4.29m)

Large sash window overlooking garden and swimming pool towards Cary Park. Two radiators. Door to **EN-SUITE** Tiled panelled bath with shower mixer attachment. LED infrared vanity mirror. Pedestal wash hand basin, low level WC, chrome electric towel rail.

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN

## **BEDROOM 2**

16' 4" x 14' 0" (4.97m x 4.27m)

Sash window (with a similar area private outlook to Bedroom 1). Radiator. **EN-SUITE** Tiled panelled bath with shower mixer attachment, LED infrared vanity mirror. Pedestal wash hand basin, low level WC.

## **BEDROOM 3**

18' 3" x 13' 8" (5.57m x 4.16m)

Window with private outlook over garden area and Cary Park. Radiator. **EN-SUITE BATHROOM** Tiled panelled bath with separate walk-in shower cubicle, pedestal wash and basin, low-level WC. LED mirrored bathroom cabinet. Double glazed door for fire escape access.

## **BEDROOM 4**

11' 7" x 8' 10" (3.54m x 2.68m)

Sash window to the front overlooking the parking area. Radiator. **EN-SUITE** Panelled bath with shower mixer unit, pedestal wash hand basin, low level WC.

## **BEDROOM 5**

19' 7" x 14' 7" (5.96m x 4.44m)

Window to the rear. Radiator. **EN-SUITE** panelled bath with shower mixer unit. Pedestal wash hand basin, vanity mirror, low level WC and chrome towel rail.

## **BEDROOM 6**

20' 4" x 10' 3" (6.20m x 3.12m)

Dual aspect windows to side and rear. Radiator. **EN-SUITE SHOWER ROOM** having glazed corner entry tiled cubicle with shower mixer unit. Chrome electric towel rail. Vanity mirror.

## **BEDROOM 7**

17' 11" x 9' 3" (5.47m x 2.81m)

Window overlooking the parking area, Radiator. **EN-SUITE SHOWER ROOM** corner entry shower cubicle with thermostatic control, wash hand basin and vanity mirror.

## **BEDROOM 8**

14' 1" x 9' 7" (4.29m x 2.92m)

Window to front overlooking the parking area. **EN-SUITE** with panelled bath leading to the wash hand basin and WC.

## **BEDROOM 9**

12' 4" x 11' 7" (3.76m x 3.52m)

Window to rear. Return door to landing. Radiator.

## **PLANNING USE**

Our clients have obtained Planning Consent for Change of Use to Residential.

This would allow residential use purchasers to obtain residential mortgage finance products. Further information is available upon request.

Continued commercial use would also remain permitted.

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# The Lorrens

Torquay, Devon, TQ1 3NN



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN



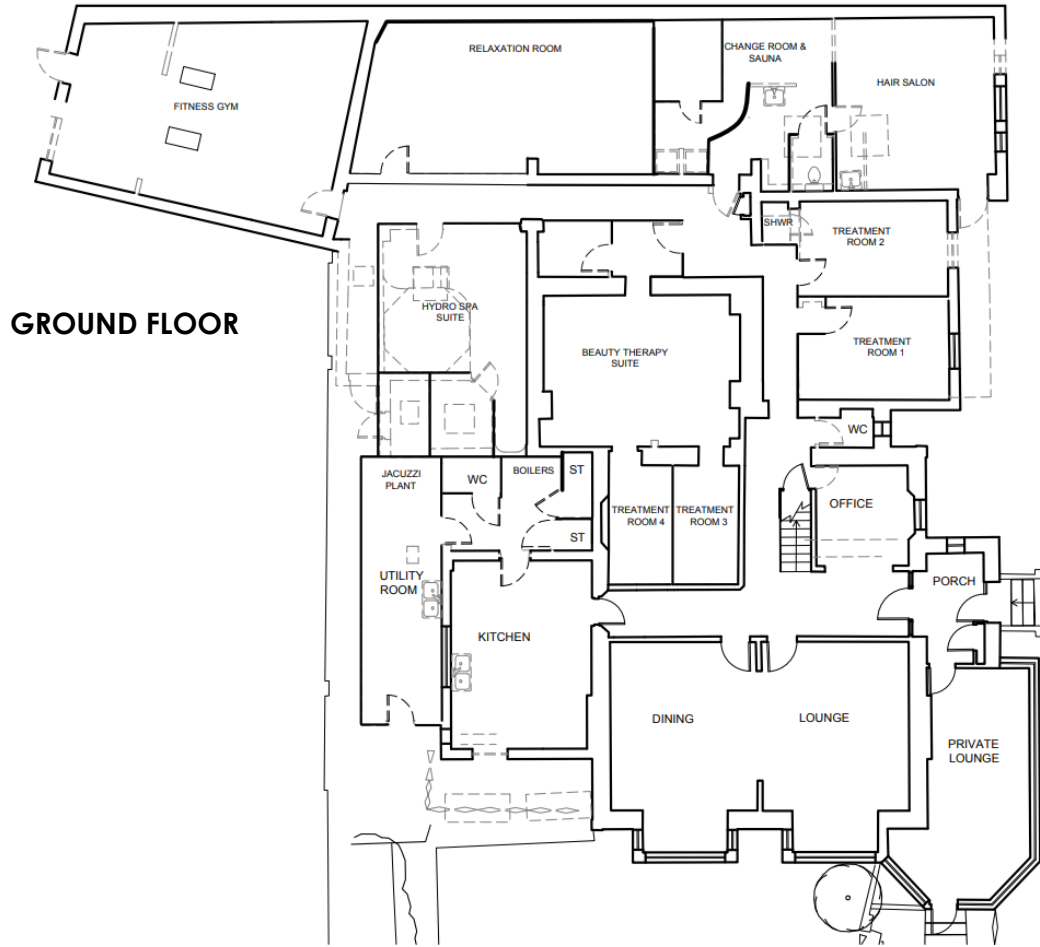
Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# The Lorrens

11 Guestland Road, Torquay, Devon, TQ1 3NN



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

