



Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ



Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ

**Substantial Former Care Home of Approx. 646m² (7,000 sq ft)
Extended Victorian Villa in Excellent Order Throughout
Prominent, Accessible Location with Generous Parking & Mature Gardens
Versatile Layout with 17 Bedrooms, Public Rooms & Commercial Kitchen
Suitable for Continued Institutional Use or Residential Conversion (STP)**

LOCATION

Walmer House is situated on Ash Hill Road in Torquay, South Devon. This well-regarded residential location offers convenient access to Torquay town centre, the seafront, local amenities and public transport links.

DESCRIPTION

Walmer House is an extended Victorian villa, formerly operating as a 17-bedroom residential care home, now closed. The property is presented in excellent condition both internally and externally, retaining many period features while benefiting from modern conveniences including gas central heating, UPVC double glazing and a passenger lift.

Arranged over multiple levels, the property offers spacious public rooms, a commercial kitchen and multiple points of access; enhancing its flexibility for a range of future uses.

Externally, Walmer House enjoys mature, mainly level lawned gardens with glimpses of the sea, a detached garage and a private car park for approximately 14 vehicles, with a pedestrian gate to the road.

The property would suit continued use as a residential care facility, domiciliary or charity use, institutional purposes or conversion to Residential or HMO use (subject to necessary consents).

Ref No: 5306

Guide Price £550,000 - £650,000 Freehold

Interested in this property?

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





Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ

ACCOMMODATION

- Approx. 646m² (7,000 sq ft) GIA
- 17 Bedrooms
- Multiple Public Rooms
- Commercial Kitchen
- Passenger Lift
- Multiple WCs, Bathrooms and Ancillary Spaces

TENURE

Freehold. Offered with vacant possession.

METHOD OF SALE

The property is to be sold by Informal Tender. Offers are invited by 12pm (noon) on Friday 10th October 2025.

Tender forms are available from Bettesworths upon request. Unconditional and conditional offers will be considered.

INFORMAL TENDER PROCESS

The property is being sold by way of Informal Tender, with offers to be submitted in writing on the prescribed tender form available from Bettesworths.

Offers should clearly state the proposed purchase price, the name of the purchasing entity's, and confirmation of funding arrangements, including evidence of the availability of funds where possible.

Interested parties may submit unconditional offers or conditional offers (for example, subject to planning), which should be clearly marked as such.

The vendor reserves the right not to accept the highest or any offer. All offers will be treated in strict confidence.

The closing date for the submission of tenders is 12pm (noon) on Friday 10th October 2025. Tenders received after this time may not be considered.

PRICE

Guide Price: £550,000 - £650,000 Freehold.

COUNCIL TAX BAND H

The property was last assessed as a care home. Interested parties are advised to make their own enquiries with the VOA regarding Council Tax or Business Rates liabilities, depending on intended use.

VAT

We are informed that VAT is not applicable to the sale.

EPC

Rating to be confirmed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction unless otherwise agreed.

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

Interested in this property?

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





Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ



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





Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ



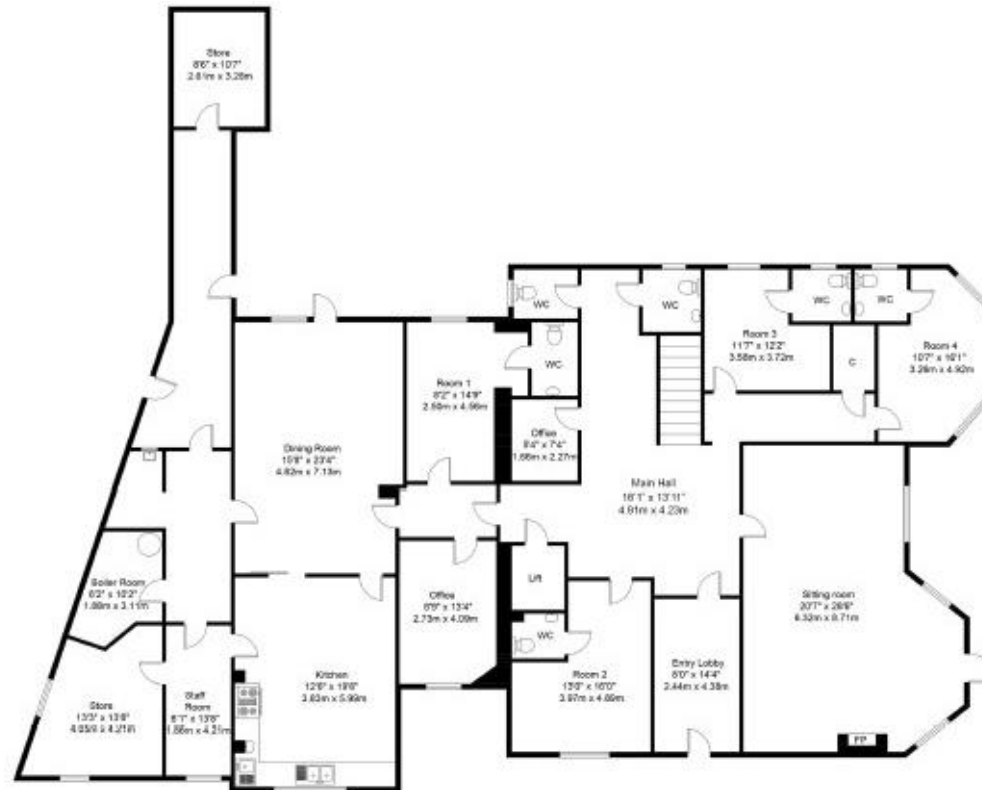
Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ



Ground Floor Plan
Approximate Floor Area
3617 Sq. ft.
(336 Sq. m.)

Copyright: Keychange.org.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SussexPropertyPhotographer.co.uk

Interested in this property?
T.01803 21 20 21 **bettesworths.co.uk**





Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ



First Floor Plan
Approximate Floor Area
3337 Sq. ft.
(310 Sq. m.)

Copyright: Keychange.org.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SussexPropertyPhotographer.co.uk

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Walmer House

Ash Hill Road, Torquay, Devon, TQ1 3HZ



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

