



36, Ilsham Road



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Torquay, Devon, TQ1 2JD

Dartmouth 11 miles Exeter 23 miles Totnes 8 miles

This charming period property presents a timeless exterior that hints at its rich history, but step inside to discover a masterful transformation where period features blend seamlessly with modern amenities and contemporary style.

- Four Bedroom Detached Home
- Parking for Multiple Vehicles
- Comprehensively Modernised
- Stunning Views of Ilsham Valley
- Immaculately Presented Throughout
- Perfectly Positioned for the Beach & Shops
- Council Tax Band F
- Freehold

Asking Price £800,000

## SITUATION & DESCRIPTION

This charming period property presents a timeless exterior that hints at its rich history, but step inside to discover a masterful transformation where period features blend seamlessly with modern amenities and contemporary style. The interior boasts three spacious double bedrooms, an adaptable study that can serve as a fourth bedroom, and two elegantly designed bathrooms. South-facing terraces and beautifully landscaped gardens provide the perfect setting to enjoy the wooded valley views. Additionally, the property offers the convenience of off-road parking, making it a perfect blend of charm and contemporary comfort.

Located in what must be one of the premier areas, this wonderful detached property is set in the heart of Ilsham Valley. Within just a few minutes' walk you can find the sea and beach at Meadfoot and the South West Coastal footpath hugging Ilsham Marine Drive and leading to the beach at Ansteys Cove. Nearby, Wellswood can be found with its shops including a Post Office, Co-op, Patisserie and Deli, restaurants, the popular Ilsham primary school, local attractions and a large park. A local link bus service operates in the area.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.



## ACCOMMODATION

Access to the property can be gained by the original front door which welcomes you into a hallway adorned with herringbone parquet style flooring, a feature which flows through the ground floor accommodation and a nod to the imaginative refurbishment lavished on this beautiful home. A door leads to an inviting sitting room bathed in natural light, courtesy of a stunning bay window and bi-fold doors that effortlessly blend indoor and outdoor spaces. A further door from the entrance hall leads to the stunning kitchen/dining room, which has been expertly fitted with high-quality units and contrasting countertops that offer ample working and storage space. The impressive kitchen island, featuring an induction hob, provides an ideal spot for casual dining and prep space, a welcome addition to any kitchen. A large bay window naturally accommodates a dining table, while the original fireplace now houses a contemporary wood-burning stove adding warmth to the space. From the kitchen, a door opens to a rear courtyard with access to a spacious and handy utility and storage room, which has plumbing for laundry appliances. Additionally, a further door opens to an area offering additional under-house storage. At the end of the hallway, you'll find a cloaks cupboard and a contemporary cloakroom with a low level WC and hand wash basin.

The elegant staircase ascends to the first floor, revealing three double bedrooms, each featuring bay windows that offer stunning views of Ilsham Valley. The principal bedroom boasts fitted wardrobes and a contemporary ensuite featuring a modern three piece suite that includes a WC, wash hand basin and separate shower cubicle. The first floor accommodation is completed by a versatile study or fourth bedroom allowing flexibility within the accommodation dependant on the buyers needs, with a triple aspect flooding the space with natural light. A refitted two piece family bathroom and a separate WC complete the accommodation on the first floor.

## OUTSIDE

The approach to the property is via a driveway offering ample parking for several vehicles, complemented by terraced gardens at the front and level garden areas on either side of the house. The flexible outdoor space includes a small lawn adjacent to a flagstone terrace. A raised terrace, ideal for secluded sunbathing, features its own outdoor bar area, making it an excellent space for entertaining. This area can be accessed from the main garden via steps or from the rear of the first floor of the house via a bridge. The front of the house boasts a rockery and adjacent to the driveway, there's an additional garden area that could provide extra parking or be suitable for a garage, subject to the necessary consents.

## SERVICES

Mains Water, drainage, gas and electricity. Ultrafast Broadband supplied by Openreach available in the area. Mobile coverage is likely with Vodafone.

## LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel : 01803 201201 E-mail: fss@torbay.gov.uk

## VIEWING ARRANGEMENTS

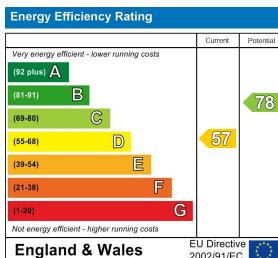
Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay office proceed around the harbour onto Victoria Parade and continue along this road as it turns into Beacon Hill and Parkhill Road, Pass the Yacht Club, at the crossroads turn right onto Meadfoot Sea Road and passing the beach on your right and into Ilsham Road where the property can be found on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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