



JOHN COUCH
THE ESTATE AGENT

Ilsham Leigh 36 Ilsham Road
Wellswood Torquay Devon
£750,000 Freehold



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Built c1930, Ilsham Leigh is serenely set in an elevated position in the Ilsham Valley and has been stylishly re-imagined and fully refurbished cleverly fusing period charm with contemporary living

- Far-Reaching valley views ■ Kitchen/dining room
- Living room with bi-fold doors to garden ■ Cloakroom/WC ■ Utility room
- 3 double bedrooms ■ Study/bed 4 ■ Shower room ■ Bathroom
- Cloakroom/WC ■ South-facing gardens with terraces ■ Parking ■ Store

FOR SALE FREEHOLD

The exterior of this charming 1930's house offers few clues to the creative transformation that has taken place internally where period features now blend seamlessly with modern day amenities. There are three double bedrooms, study/bedroom (4), two bathrooms, south facing terraces, gardens, tree top valley views and off-road parking.

POSITION

Ilsham Leigh is located away from Torquay town in a sheltered valley that leads to the sea or to the headland peninsula of Ilsham, one of Torquay's premier residential areas.

This sought after location is very close to the beaches at Anstey's Cove and Meadfoot both with waterfront cafes and the friendly village style community of Wellswood with its Church, school, pub, restaurant shops, delicatessen post office, pharmacy and French patisserie on the doorstep.

INTERIOR

The original front door opens to a hallway where the immaculate herringbone parquet flooring pays homage to the period of the house and dovetails perfectly with the more contemporary features of this imaginative refurbishment.

To the right side is a most attractive sitting room which is flooded with light from the attractive bay window and bi-fold doors that open to seamlessly merge the inside and outside space.

The room has ample space for large sofas and provides a comfortable room for relaxation and offers direct access to the flagstone terrace and gardens beyond.

Returning to the hallway a glass panelled door opens to the stunning kitchen/dining room which has been expertly fitted with high-quality units complimented by contrasting countertops providing good working areas whilst a superb kitchen island houses the induction hob and allows for casual dining.

A large square bay window provides a natural space for a dining table and the original fireplace now houses a contemporary wood burning stove.

From the kitchen a door opens to a rear courtyard where there is access to a large utility and storage room which houses the boiler and has plumbing and space for laundry appliances. A further door opens to a small yard where there is further under-house storage.

VIEWING BY APPOINTMENT ONLY

At the end of the hallway is a contemporary cloakroom and large cloaks cupboard. The turned staircase rises to the first floor where there are three double bedrooms all with square bay windows providing stunning views overlooking the wooded Ilsham Valley.

The principal bedroom has a wall of fitted wardrobes and a stylish en-suite shower room. Completing the accommodation is a study/bedroom (4) which has windows to three sides and family bathroom with separate WC.

OUTSIDE

The main driveway offers parking for multiple cars with terraced gardens to the front aspect and level areas of garden to either side of the house.

The versatile outside space has a small area of lawn abutting a flagstone terrace which is ideal for al-fresco dining while a raised terrace is the perfect place for discrete sunbathing and with its own outside bar area provides an ideal entertaining space. 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 has a traditional rockery dissected by steps and adjacent to the driveway is a further area of garden which could possibly provide further parking or might be suitable for the construction of a garage subject to the necessary planning permission.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre the Agatha Christie Festival and an annual Seafood Festival. At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Torquay has many schools with an independent school at St Marychurch, and a good selection of primary and secondary schools around the bay including grammar schools in both Torquay and Churston (subject to catchment area and entry rules).

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2024/2025 £3225.23)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)



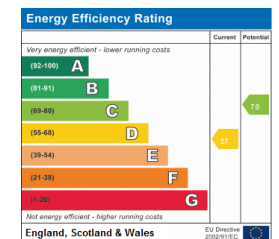
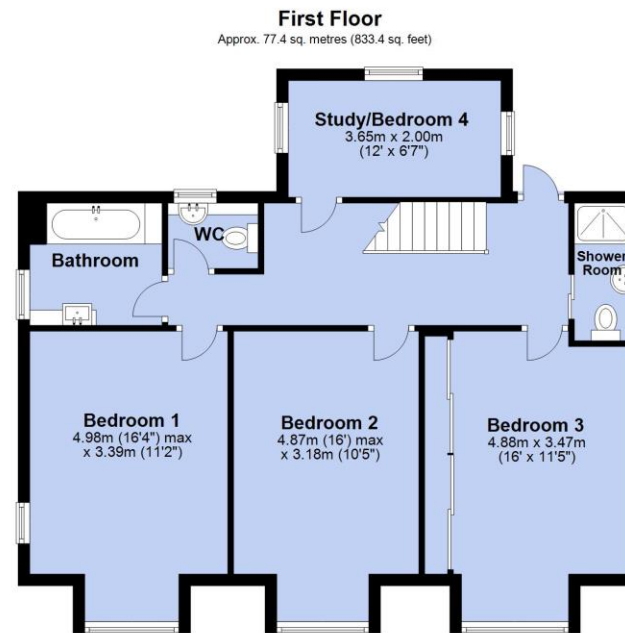
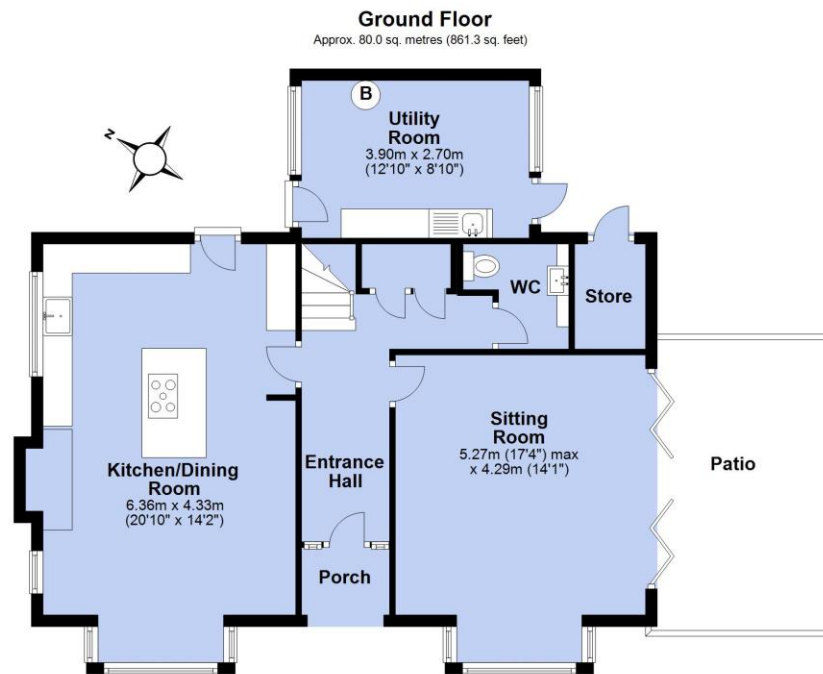












Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.