



JOHN COUCH
THE ESTATE AGENT

Orchard End Ilsham Crescent
Torquay Devon
£760,000 Freehold



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£760,000 Freehold



A beautifully presented single storey house quietly set in a very private location close to local facilities and the beach with three/four bedrooms, exceptional living spaces, landscaped gardens, large double garage and driveway parking

- Detached single storey home ■ Two reception rooms
- Kitchen/breakfast room ■ Bathroom & shower room
- Three bedrooms ■ Study/bedroom four ■ Utility room
- Large garage ■ Landscaped gardens ■ Outbuilding & greenhouse

FOR SALE FREEHOLD

Orchard End is an attractive lateral home that is in total harmony with its sylvan setting offering peace and tranquillity close to Wellswood Village and local beaches.

Designed for comfortable living on a single storey the house has an excellent flow with bedrooms to one end and living spaces to the other.

A large double garage provides secure parking with a long driveway for off-road parking and turning. The beautiful, landscaped gardens surround the house creating an idyllic and serene haven.

LOCATION

Ilsham Crescent is tucked away in Ilsham Valley and offers a peaceful ambience and exceptional privacy.

Close by are the blue flag beaches of Meadfoot and Anstey's Cove both with cafes with waterside terraces.

This location allows easy access to the South West Coastal Path and the village style community of Wellswood where there are excellent local amenities including a French patisserie, delicatessen, cafes, restaurants, pharmacy, salons, pub, post office and convenience stores.

INTERIOR

Steps rise from the driveway to a large terrace where the front door opens to a useful vestibule. From the inner hallway a door to the right opens to the reception rooms where the focus is very much on the abundance of natural light with large picture windows framing fabulous garden views.

The expansive sitting room provides excellent space for comfortable furniture with a wide archway opening to the formal dining room allowing a natural flow between the spaces making them both versatile and welcoming.

The spacious kitchen/breakfast room overlooks the rear of the house where there is a view to a paved sun terrace with the beautiful gardens providing a verdant backdrop. This room has an extensive range of wall and base units that incorporate integrated appliances with space for a large free standing fridge.

The room has been designed specifically to allow for a kitchen table for more casual dining. Adjacent to the kitchen is a utility room with space and plumbing for laundry appliances. This room has a door to the rear garden and there is a further door to a shower room with WC.

VIEWING BY APPOINTMENT ONLY

Following the hallway the principal bedroom can be found to the southern end of the house where large picture windows on two sides give views to the wrap around gardens and there are built-in wardrobes.

Bedroom two is another double room with views over the rear garden and this room also has some built-in wardrobes. There is a third single bedroom that is currently used as a dressing room. A large family bathroom has a bath with shower over and a fourth bedroom with views over the front garden is currently used as a home office.

OUTSIDE

From Ilsham Crescent, the private driveway leads to the house with verdant lawns and lush hedging to either side.

The grounds wrap around the house and have been sensitively designed and planted with an abundance of evergreen and perennial shrubs with some specimen trees ensuring that the garden has colour and foliage all year round. To the front is a terrace abutting the house with a second terrace in the rear garden adjacent to the kitchen, making it perfect for al-fresco dining.

A pathway leads up to a level area that has a greenhouse and continues to a small terrace adjacent to an area of exposed rock above which is a line of large evergreen trees to the boundary.

A large double garage provides secure space for two cars and to the rear of the garage there is a large workshop area.

The garage also has an inspection pit and concealed secure storage. Adjacent to the garage is a small outbuilding which is the perfect place to keep garden paraphernalia.

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.

Torbay 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 and in early summer the English Riviera Air Show is not to be missed.

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.

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 2025/26 £3379.77)

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

BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)











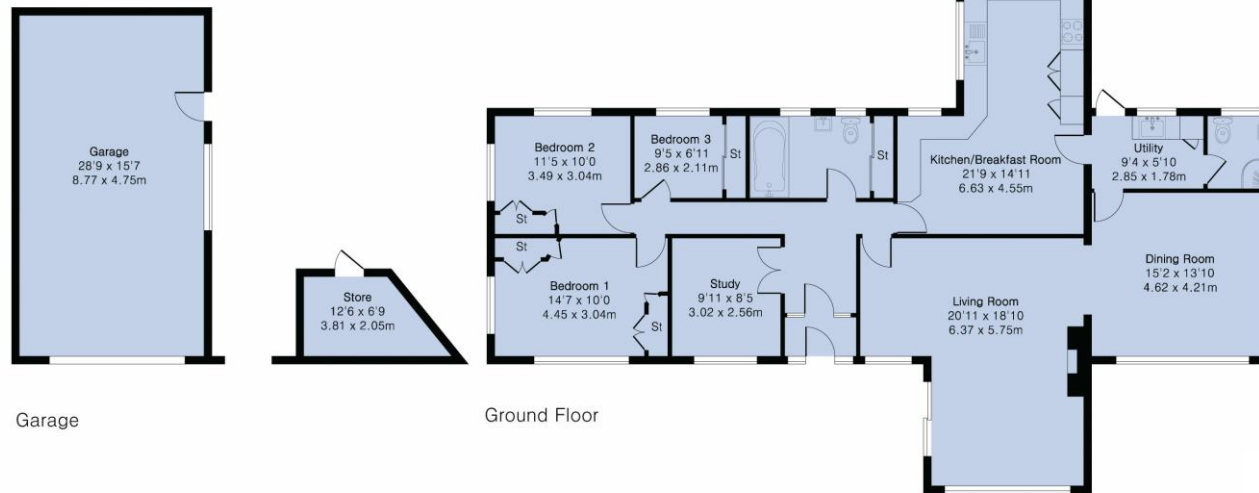




Approximate Gross Internal Area 2101 sq ft - 195 sq m

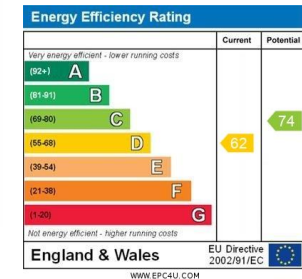
Ground Floor Area 1587 sq ft - 147 sq m

Garage Area 514 sq ft - 48 sq m



Garage

Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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