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THE ESTATE AGENT

Apartment 1 Kilmore Ilsham Marine Drive  
Torquay Devon

**£575,000 Leasehold**







# Apartment I Kilmore Ilsham Marine Drive Torquay Devon TQ1 2HU

## £575,000 Leasehold



Majestically positioned overlooking Meadfoot Beach and with sweeping coastal views, this beautifully styled three bedroom apartment offers spacious, updated accommodation in a much sought after location close to the beach and local amenities

- Far-reaching bay views ■ Purpose-built apartment
- Expansive living areas ■ Kitchen ■ Utility
- Principal bedroom with en-suite ■ Two further bedrooms
- Bathroom ■ WC ■ Parking ■ Beautiful communal gardens

### FOR SALE LEASEHOLD

Kilmore was constructed in 1962 to provide luxury apartments on the site of a fine Victorian villa from which the development takes its name. It is a landmark building, serenely set within its own private grounds covering seven acres of the coastal headland in an area of outstanding natural beauty.

The apartments were specifically designed for enjoyment of the most stunning views which stretch from Meadfoot Beach, Lincombe Woods and Daddyhole Plain, sweeping around Tor Bay and out to the open sea. This imaginatively updated apartment spans 1593 sq. ft with the principal rooms enjoying not only the panoramic views but maximum sunshine throughout the day.

### LOCATION

Ilsham Marine Drive is set away from Torquay town in one of Torquay's most prestigious coastal locations which is sought after for its Mediterranean style coastline, peaceful ambience and stunning views.

The blue flag beach at Meadfoot, complete with iconic beach huts and waterside café, is on the doorstep.

The nearby village style community of Wellswood, with its Parish Church, pub, shops, salons, delicatessen, post office, pharmacy, restaurant and cafes is within easy reach. The South West Coastal runs past the door leading to Meadfoot Beach and to Daddyhole Plain in one direction and towards Ansteys Cove, Babbacombe and beyond in the other.

### INSIDE

Approached through the smart communal entrance hall, where a lift or stairs rise to the first floor landing. The front door to the apartment opens to reveal a lovely hallway where built-in cupboards and bookshelves create a welcoming ambience and provide useful display and cupboard spaces.

The living space is essentially open plan and has been cleverly designed to provide three separate and functional zones. Large windows frame fabulous views into the bay and flood the room with daylight.

The sitting area has space for comfortable sofas that can be arranged to perfectly enjoy the bay view or to comfortably relax and watch television. The enclosed balcony has been designed to provide a casual seating and dining area where wave watching can be enjoyed over breakfast with the sliding windows opening to allow sunshine to flow into the space.

The remaining area has space for a large rectangular dining table and chairs in addition to ancillary furniture with the whole space being perfect for entertaining family and friends whilst offering more intimate spaces for a cosy feel.

**VIEWING BY APPOINTMENT ONLY**

The kitchen is thoughtfully planned with quality wall and base units to four sides with contrasting granite countertops and space for a range style cooker and side-by-side fridge freezer. A large picture window overlooks the established hillside gardens to the entrance of Kilmore. Adjacent to the kitchen is WC/utility room with space and plumbing for laundry appliances.

The principal bedroom is a room of generous proportions where built-in furniture provides excellent storage and the expanse of glazing frame wonderful bay views. The contemporary en-suite shower room has a walk-in shower, basin and WC.

The second bedroom also has an excellent range of built-in storage with a window overlooking the gardens to the entrance, the third bedroom doubles as an occasional bedroom and home office also with a large window overlooking the well-established gardens.

## **OUTSIDE**

The well-maintained grounds are a fine feature of Kilmore and were originally laid out during the Victorian era by owner and gardening enthusiast Sir Thomas Bazely-Bart who was also a keen astronomer and built his own observatory high in the grounds of Kilmore, the remains of which can still be seen today.

The gardens and woodland surround the building and contain many fine specimen shrubs and exotic plants which flourish in the warm air of the Gulf Stream providing interest and colour all year. On the opposite side of Marine Drive and accessed from a secure entrance gate is a further area of private garden leading to the shoreline.

## **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. The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

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.

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 where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach.

The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric underfloor heating with an electric emersion heater for hot water.

**CURRENT PROPERTY TAX BAND F** (Payable Torbay Council 2025/26 £3379.77)

**MOBILE PHONE COVERAGE** EE, Three, 02 and (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LEASE TERMS** approximately £4200 per annum including water. Lease term 999 years from 29/09/1962, lease expiry date 29/09/2961. Owners own a share of the freehold.

**TERMS** Short term letting and the keeping of pets are both allowed with the consent of the Management Company. Holiday letting is not permitted under the terms of the lease.

















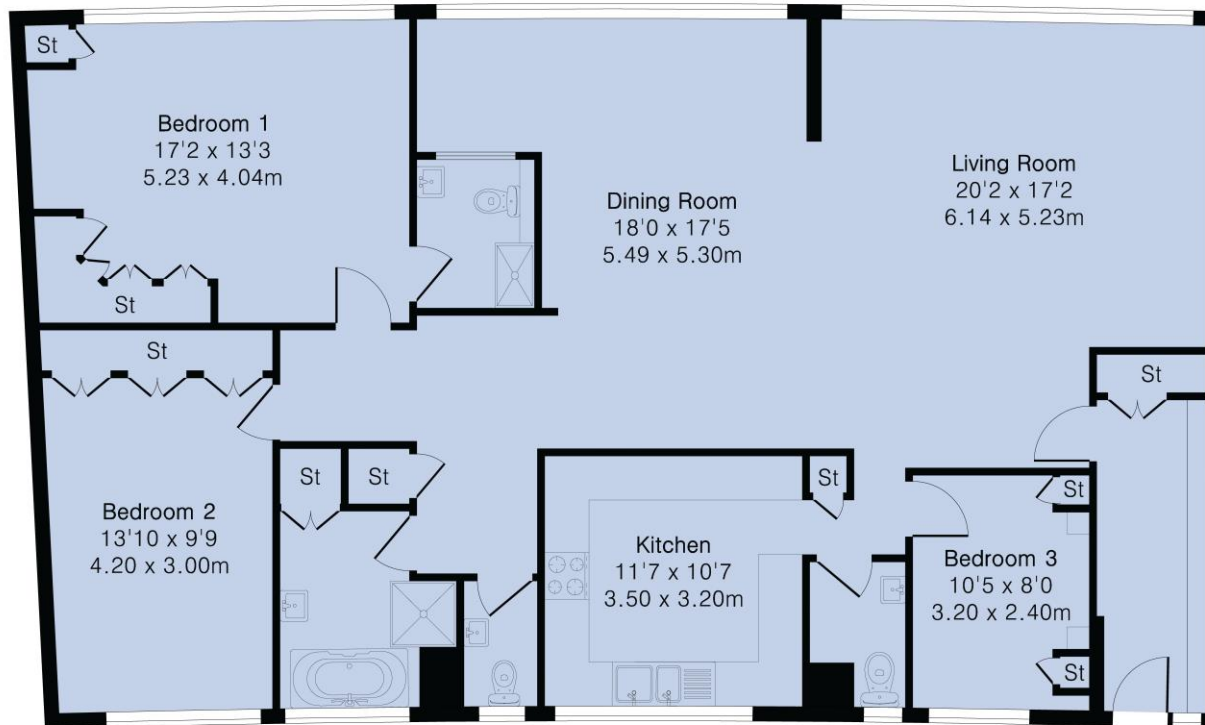








Approximate Gross Internal Area 1593 sq ft - 148 sq m



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 25                      | 27        |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.