



JOHN COUCH
THE ESTATE AGENT

Windsong 25 Whidborne Avenue
Torquay Devon
£1,100,000 Freehold



Windsong 25 Whidborne Avenue Torquay
Devon TQ1 2PG

£1,100,000 Freehold



Designed for a leisurely lifestyle, this secluded three bedroom home has bay views, extensive living spaces principal bedroom suite with a hydrotherapy pool at entrance level, landscaped gardens with swimming pool, sun terraces, double-garage parking, workshop and substantial cellars and storage

FOR SALE FREEHOLD

Windsong provides a fabulous opportunity to re-imagine a much-loved home that has evolved to provide extensive living accommodation and fabulous grounds designed for relaxation and entertaining.

Built in the 1970's when the area was first developed the plot is probably one of the finest in this location with the house and garden planned to provide seclusion and to take advantage of its southerly bay views, with fabulous grounds that include a swimming pool and multiple terraces for enjoyment of sunny days.

Windsong unfolds over two levels and offers over 5,000 square feet of accommodation that although it has been well maintained and upgraded over the years would now benefit from some updating and re-configuration to provide a unique and secluded coastal home.

LOCATION

Whidborne Avenue is set away from Torquay town on the peninsula of Ilsham in one of Torquay's most prestigious locations. The South West Coastal path runs nearby taking walkers to Meadfoot beach and beyond in one direction and Anstey's Cove in the other.

Sought after for its peaceful ambience and delightful sea views there is easy access to the popular beaches at Ansteys Cove and Meadfoot Beach both with parking and beach cafes with waterside terraces.

The wonderful lifestyle opportunities of the town and harbour are supported by the nearby friendly village style community of Wellswood, where there is a Parish church, school, convenience stores, pharmacy, French patisserie, pub, restaurants, delicatessen, cafes, salons and shops.

INSIDE

Approached over a driveway with automated gates the front door opens to a welcoming hallway which give access to all the accommodation.

The sitting room is an elegant room of excellent proportions characterised by recessed alcoves and a colonnaded archway opening to the conservatory where expansive views across the gardens to the sea can be enjoyed. The adjacent dining room provides a graceful space for formal dining with a convenient door opening directly to the kitchen.

The large kitchen has an extensive range of wall and base units housing many integrated appliances with space created for a side by side fridge freezer and a cosy study nook. A picture window overlooks the front aspect and a large kitchen island capped with a granite countertop provides an excellent place for casual dining.

VIEWING BY APPOINTMENT ONLY

The TV/Cinema room leads onto a garden room that is crowned with a striking cupola roof detail. This room has been designed to enable easy access to the outside terraces, and provides ample space for both casual dining and comfortable seating to be placed in front of the large windows that frame the lovely garden views.

A partially concealed staircase rises to the first floor where a large double bedroom has fabulous views across Tor Bay and a modern en-suite bathroom with walk-in shower. The second bedroom has a built-in cupboard and views across the neighbourhood. Completing the accommodation at this level is a shower room with WC and washbasin.

Returning to the ground floor rear hallway there is direct access to the double garage and also to a large utility room with plumbing and space for laundry appliances and with access to both the front of the house and to the garden at the rear.

From the main entrance hall there is a WC and a separate cloaks room with fitted cupboards which opens to a fully fitted study with a large window overlooking the driveway to the front.

The principal bedroom suite is at the end of the hallway and comprises a large bedroom with patio doors opening to the terrace, a dressing room that is fully fitted with a range of wardrobes and cabinetry, a separate WC and washbasin, additional dressing areas and a contemporary shower room. Double doors open to a fabulous sunken hydrotherapy pool set within a conservatory where there are fabulous garden views and a door opening to the terrace.

OUTSIDE

Automated gates open to a brick-paved driveway where there is parking for several cars and access to the double garage that has an automated door and an internal door directly into the house. The front garden has been designed for ease of maintenance with well-established hedges providing privacy.

To the rear the gardens are very secluded and have a series of connecting terraces that provide space for al-fresco dining, entertaining or relaxation. Steps descend to the sheltered swimming pool which has space for sun-loungers and for dining al-fresco. The remaining gardens have expanses of lawn with a hidden vegetable garden and glass house.

Beneath the house are a series of rooms accessed from the lower terraces that offer workshop space, extensive storage and gardener's WC.

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 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.

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, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. Solar photovoltaic panels with feed-in tariff.

CURRENT PROPERTY TAX BAND G (Payable Torbay Council 2025/26 £3899.72)

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



















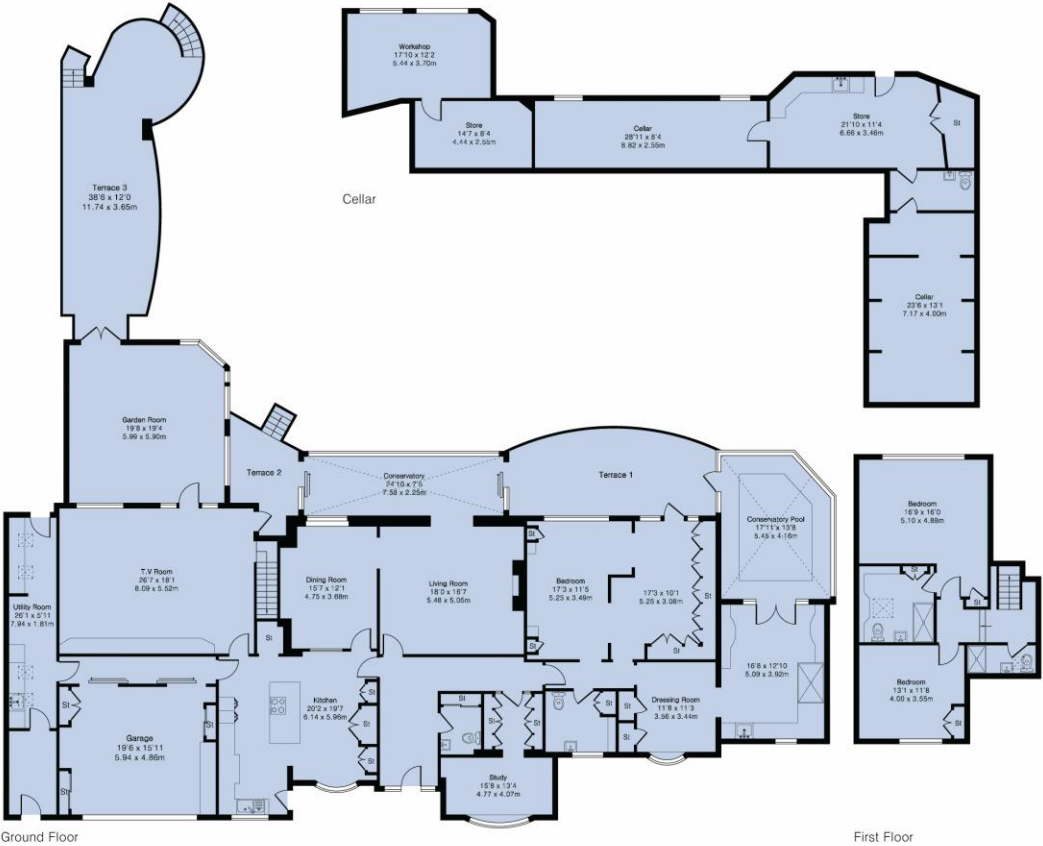


Approximate Gross Internal Area 5890 sq ft - 547 sq m

Cellar Area 1204 sq ft - 112 sq m

Ground Floor Area 4078 sq ft - 379 sq m

First Floor Area 608 sq ft - 56 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epcau.com		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla rightmove



www.johncouch.co.uk

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 effect your decision to buy, please contact us before viewing the property.