



Ilsham Leigh 36 Ilsham Road
Wellswood Torquay Devon
£825,000 Freehold

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THE ESTATE AGENT



Ilsham Leigh 36 Ilsham Road Wellswood Torquay Devon TQ1 2JD

£825,000



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

Entrance porch ■ Entrance hall ■ Kitchen/dining room
Sitting room ■ Utility room ■ Cloakroom
Study/bedroom (4) ■ 3 bedrooms ■ Shower room ■ Bathroom ■ Cloakroom
Gardens ■ Store ■ Off road parking

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 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, restaurants and shops 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 Ilisham 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, this 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.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

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

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides 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.

NOTE The house has been re-wired and re-plumbed with new thermostatic radiators.

CURRENT PROPERTY TAX BAND F (payable 2023/2024 £3080.63)



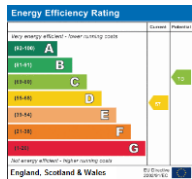
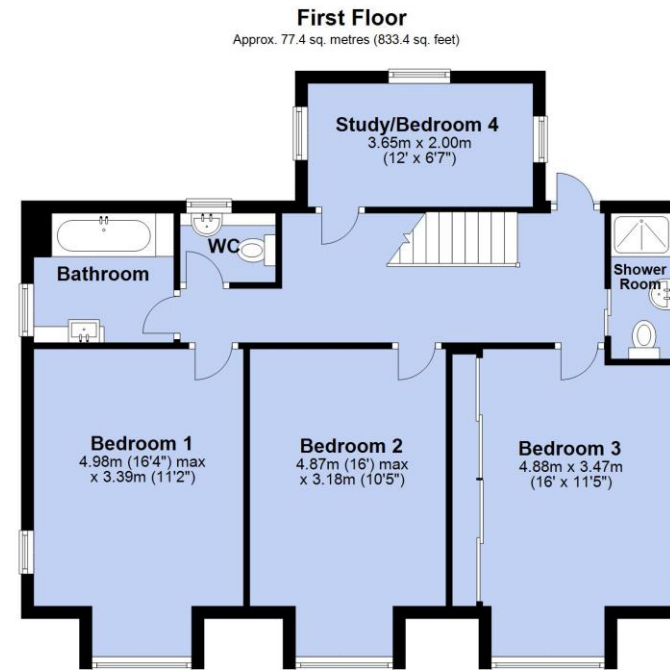
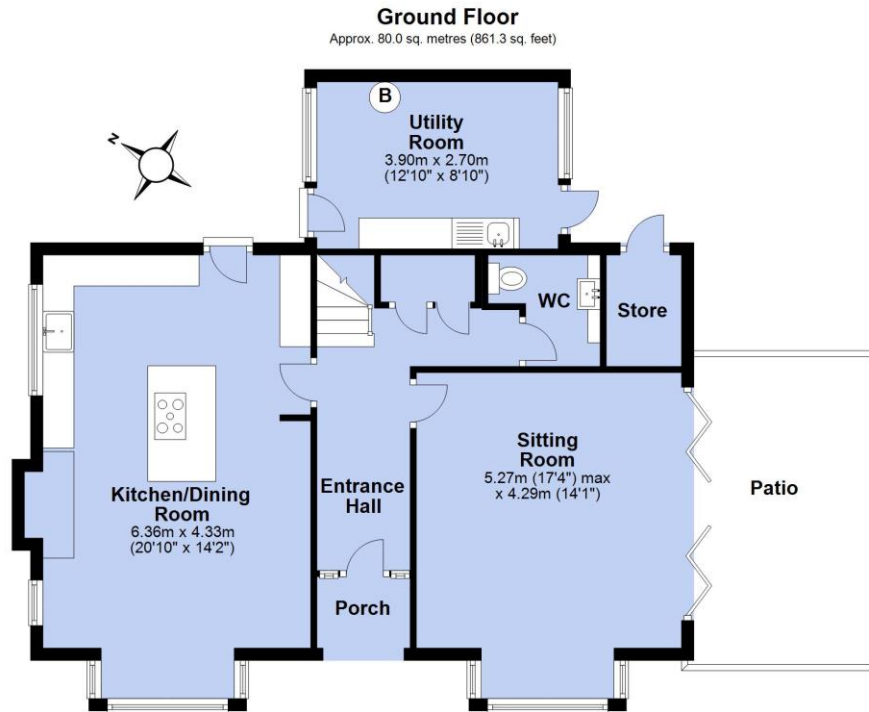












Total area: approx. 157.4 sq. metres (1694.7 sq. feet)

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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