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THE ESTATE AGENT

The Tree House 34a Ilsham Road  
Torquay Devon  
**£745,000 Freehold**



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Torquay Devon TQ1 2JD

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An individual mid-century house, that has undergone a programme of refurbishment to provide comfortable stylish living for the 21<sup>st</sup> century with the addition of an independent self-contained studio annexe and utility/workshop

- Charming tree top setting with southerly aspect ■ Wellswood location
- Sitting room with balcony ■ 4 bedrooms ■ 2 bathrooms + WC
- Open plan kitchen/dining room
- Studio annexe with shower room/WC and kitchenette
- Low-maintenance gardens ■ Driveway parking

#### FOR SALE FREEHOLD

This modernist home was built during the 1960s and designed by the architect to provide a home where the clean lines would create a stylish space for modern living with open free flowing split levels with expanses of glass positioned to maximise views and to allow natural light to flow.

The exterior was originally intended to stand in contrast against the wooded location but the recent addition of wooden cladding to parts of the exterior allows the house to blend harmoniously with its environment, whilst areas of crisp white and the coloured bricks still reference the original modernist appearance.

This comfortable home has 3/4 bedrooms and a separate single-storey outbuilding providing a studio space or independent guest accommodation.

#### LOCATION

Tree Tops is located in one of Torquay's premier residential areas where it is hidden from view in an elevated position above Stoodley's Meadow where there is a community café and a pathway to the beach at Anstey's Cove. Ilsham Road leads through the open green space of the valley to the beach at Meadfoot where there are iconic beach huts and a café with waterside terrace. In the immediate vicinity is the friendly village style community of Wellswood with its range of shops including a pub, restaurant, French patisserie convenience stores, boutique shops and salons. Wellswood also has a bus service, a primary school and Church.

#### INTERIOR

The approach to the house is across the private driveway where the first glimpse and the double sided steps are an early indication that this is no ordinary home.

When the front door opens you are immediately transported to a calm, minimalist setting.

At the ground floor level there are two double bedrooms with one currently fitted for use as a home office or study. These bedrooms enjoy a southerly aspect with views of the surrounding trees, there are built-in wardrobes/storage cupboards in both rooms with the principal bedroom also having an en-suite shower room. Completing the ground floor accommodation is a contemporary family bathroom and cloaks cupboard.

From the hallway easy tread stairs rise to a half level which brings you directly into the kitchen/dining room. This space epitomises the clean lines and original aesthetic design of the original design with a half vaulted ceiling adding additional volume.

VIEWING BY APPOINTMENT ONLY

The white walls and sleek white Scandinavian kitchen complete with white Minerva countertops allow the natural light to reflect giving an amazing luminosity and gallery feel to the space.

The kitchen has a range of integrated appliances and an island unit with inset sink provides space for casual dining. The architectural windows frame the views of the verdant green canopy outside which create a fabulous contrast with the white interior décor. There is good space here for a dining table and chairs with a door providing access to the rear of the house.

Moving along the landing, bedroom three is currently configured as a single room with built in storage and workspace. The large window/door opens to give access to the rear garden and provides a good deal of natural light.

The easy tread stairs continue up another half level to the sitting room which is dominated by large expanses of glass and with patio doors opening to balcony.

The views are of the tree tops with glimpses of the valley below and the balcony is positioned for enjoyment of the outside and any available sunshine. This room is large enough to accommodate furniture for relaxation and also a dining table if desired.

Adjacent to this room is bedroom four which has a double built-in wardrobe and a cloakroom/WC a window to the side aspect floods the room with morning sunshine.

## **OUTSIDE**

Approached over a gated driveway that rises to the house there is space for parking and turning. The grounds flow around the house and have been designed for low maintenance with architectural style plantings set amongst gravel garden areas. The dominant feature is the abundance of beautiful trees that surround the property creating a good deal of privacy and an ever changing canopy through the seasons.

### **Utility Room/Workshop/Store**

Under the house is a smart utility room/workshop or storage space. This room has a range of floor and base units to one wall where the boiler is located and there is space and plumbing for laundry appliance.

### **Studio/Garden Room**

Approached from steps to the west of the house, an historic detached outbuilding has now been beautifully refurbished to provide a superb self-contained studio space complete with small kitchen area and compact shower room. This space has patio doors providing an abundance of natural light and there is a south facing terrace area which is perfect for relaxation.

*Please note the where the drive meets Ilsham Road the first 20 feet allow access to a neighbouring property. After that the gated driveway is solely for access to Tree Tops.*

## **AREA**

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves.

From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

## **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, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. The studio annexe has electric heating.

**CURRENT PROPERTY TAX BAND E** (Payable Torbay Council 2024/2025 £2729.04)

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

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





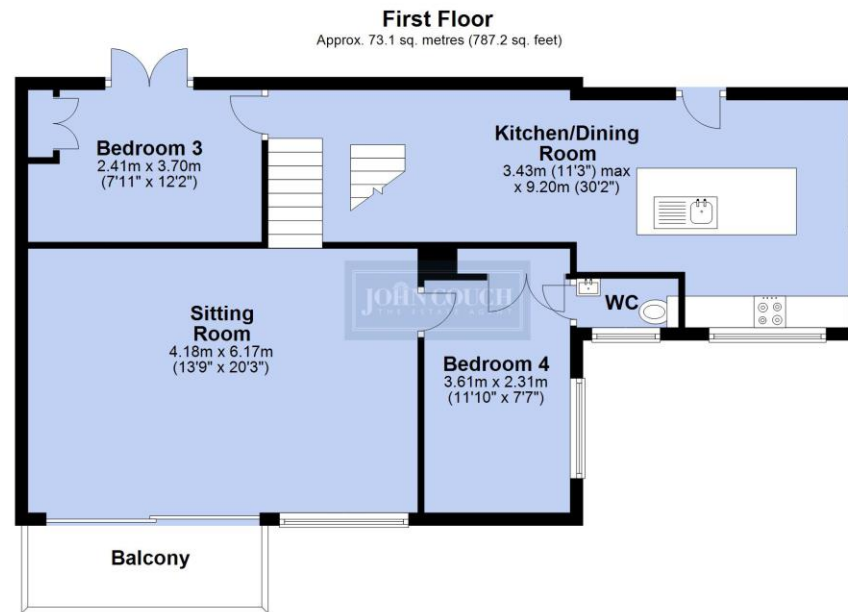
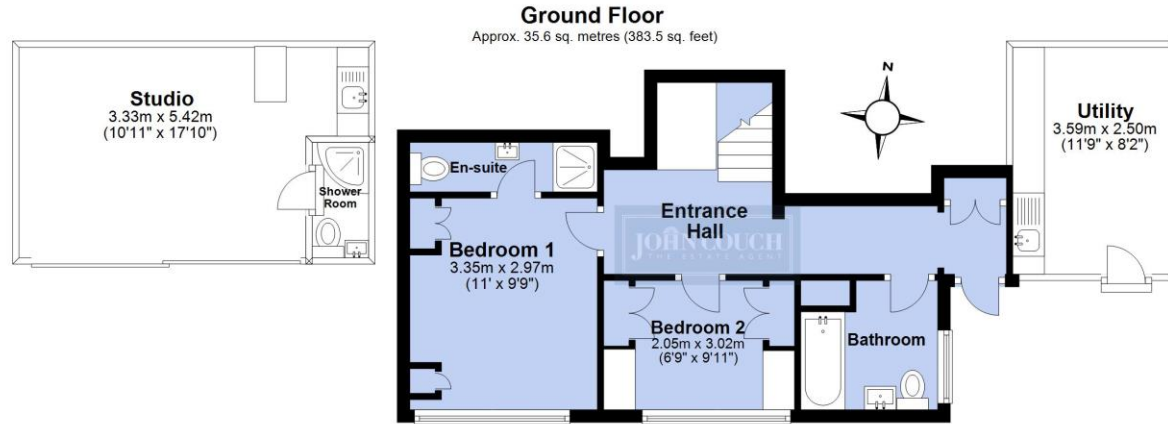












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.