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THE ESTATE AGENT

Montesino Ilsham Marine Drive  
Torquay Devon  
**£600,000 Freehold**







# Montesino Ilsham Marine Drive Torquay Devon TQ1 2PH

## £600,000 Freehold



A unique four bedroom semi-detached period home privately set in a prime coastal location with driveway parking, cottage style sheltered gardens with lovely views over a conservation meadow

- Updated and extended period home ■ Sought-after coastal location
- Two reception rooms ■ Kitchen ■ Cloakroom/WC
- Four bedrooms ■ Two shower rooms – one en-suite
- Decked sun terraces ■ Secluded country style gardens ■ Driveway parking

### FOR SALE FREEHOLD

A superior semi-detached house built c1935 and now updated and extended to provide a light-filled four bedroom home with two bathrooms, excellent living spaces, beautiful cottage style gardens, decked terraces and driveway parking.

With views towards the coastal fringe and the conservation meadow and woods at Stoodley.

### LOCATION

Montesino is a hidden gem set within in a Coastal Protection Zone in the desirable location of Ilsham Marine Drive where there is pleasant mix of individually styled homes. The house is within easy reach of the village style community of Wellswood with its excellent local amenities including a French patisserie, delicatessen, cafes, restaurants, pharmacy, independent shops and salons, pub, post office and convenience stores.

The South West Coastal path is on the doorstep with the Bishop's Walk section being very close to the house. Close by are the beaches at Ansteys Cove and Meadfoot both of which have parking and cafes with waterside terraces.

### INTERIOR

The front door opens to a welcoming lobby that has a large storage cupboard with a further door opening to the inner hallway. Double doors reveal the well-proportioned dining room that has space for a large dining table with doors opening to a decked terrace framed by lovely tree-top garden views.

From the dining room, two steps rise to the kitchen which is well fitted with a good range of wall and base units incorporating some integrated appliances and with contrasting onyx countertops.

There are two large windows overlooking the gardens with a door opening to a vestibule that opens to the garden.

The elegant sitting room is located to the front of the plan and provides space for a good range of furniture for relaxation.

The canted bay window and additional side windows flood the room with natural light with an attractive traditional fireplace with decorative tiles, fitted with a modern 'living flame' gas fire, creating a cosy focal point for the cooler months.

The ground floor bedroom would work well as a self-contained guest suite with it's smart shower room and with space for seating to be placed in front of the glazed door that open to a decked terrace for enjoyment of the tree top views.

**VIEWING BY APPOINTMENT ONLY**

Returning to the hallway there is a cloakroom/WC and stairs that rise to the first floor where the principal bedroom has a canted bay window, a side window and a built in storage cupboard.

Returning to the hallway there is a deep storage cupboard, an airing cupboard and two bedrooms, one of which is currently used as a home office and has stunning views over the conservation woodland and meadow. A well-fitted contemporary shower-room completes the accommodation.

### OUTSIDE

Approached from Ilsham Marine Drive, the driveway provides good parking for several cars. *(Please note a small portion of the driveway is shared with the adjoining house)*

The secluded gardens are set primarily to the side of the house where a pathway skirts the boundary and where views into the bay can be seen. To the rear of the house are decked terraces perfect for relaxation and al-fresco dining.

The tranquil gardens are cottage style with an area of level area of lawn bordered by mature trees and shrubs with a decorative garden pond creating a peaceful meditative feel, steps and a pathway rise around a natural area of garden filled with evergreens and perennials for colour and interest through the seasons.

### 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.

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. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND E** (Payable Torbay Council 2025/26 £2859.80)

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

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























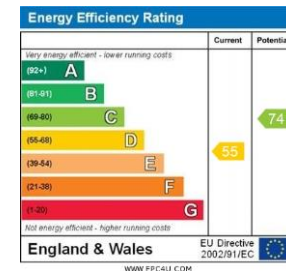
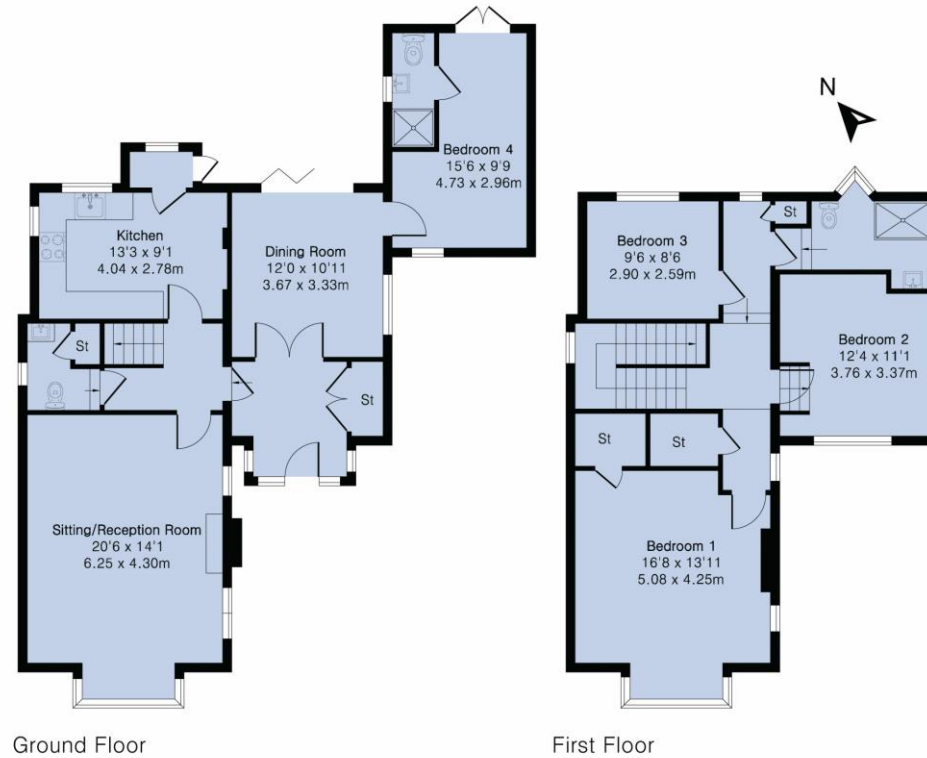




## Approximate Gross Internal Area 1557 sq ft - 145 sq m

Ground Floor Area 879 sq ft – 82 sq m

First Floor Area 678 sq ft – 63 sq m



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.



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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.