



**JOHN COUCH**  
THE ESTATE AGENT

19 Kilmorie Ilsham Marine Drive  
Torquay Devon  
**£570,000 Leasehold**







19 Kilmorie Ilsham Marine Drive  
Torquay Devon TQ1 2HU

£570,000



Majestically set overlooking Meadfoot Beach and with sweeping coastal views, this four bedroom apartment offers extensive accommodation and covered parking in a much sought after location

Entrance hall ■ Kitchen ■ Utility ■ Dining room ■ Lounge  
Sun room ■ Balcony ■ 4 bedrooms ■ Bedroom 5/study ■ 2 bathrooms  
2 under cover parking spaces ■ Visitors parking  
Communal gardens for the residents enjoyment

#### FOR SALE LEASEHOLD

Kilmorie 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. The well-planned accommodation extends to over 1800 sq. ft with the principal rooms and balconies enjoying not only the panoramic views but maximum sunshine throughout the day.

#### LOCATION:

Ilsham Marine Drive is set away from Torquay town on the isthmus of Ilsham in one of Torquay's most prestigious locations which is sought after for its Mediterranean like coastline, peaceful ambience and stunning views. Close by is the blue flag beach at Meadfoot, complete with iconic beach huts and waterside café. The nearby village community of Wellswood, with its church, school, pub, restaurants, cafes and shops brings everyday facilities within easy reach.

#### INTERIOR

From the smart communal lobby the apartment is accessed via lift or one flight of stairs to a lobby area exclusive to this apartment.

The front door opens to the entrance hall where the kitchen can be found on the left side and is fully fitted with a range of shaker style white units with contrasting worktops, with some integrated appliances. Window to the entrance looking to the gardens, there is a serving hatch opening to the adjacent dining room.

The guest wing is accessed from an inner hallway and comprises a double bedroom overlooking the grounds to the front aspect, a bathroom with corner shower unit and a separate WC. A further spacious double bedroom with a wall of wardrobes has fabulous views through the adjoining sunroom across the bay to Brixham.

VIEWING BY APPOINTMENT ONLY

From the bedroom a door opens directly to the sun room, which is a comfortable place to enjoy the far-reaching views even in inclement weather.

A door at the end of the sunroom opens to the dining room, which is semi-open plan to the lounge, the space being cleverly delineated by a wall with recessed niches to both sides. The dining room is perfect for formal dining or to just sit and enjoy the wonderful views through the panoramic windows. The lounge is accessed either directly from the dining room or from the entrance hallway and offers a large space with ample room for the placement of comfortable seating to be set around the decorative fireplace. This room also enjoys the stunning coastal views through the large windows and a door gives access to the covered balcony from where the sounds of the waves can be heard drifting up from the beach below, providing the perfect place to enjoy the sunshine and soak up the Riviera ambiance.

From the second inner hallway is access to another bedroom wing where the principal bedroom has a wall of fitted wardrobes and enjoys far-reaching views across the balcony to the sea and around the bay with a door giving direct access.

A further double bedroom also has fitted wardrobes and views over the gardens that lie to the front of the building.

Servicing these two bedrooms is a bathroom with a walk-in bath complete with seat and shower over. There is a separate WC. Returning to the main hallway is a fifth bedroom with built-in cupboard which is currently used as a study and has delightful views over the gardens. A utility room and hallway storage cupboards complete the accommodation.

### **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 extending along the seashore for a quarter of a mile.

### **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. The large bay is a natural safe haven for sea going vessels and a paradise for yachtsmen and boating enthusiasts. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by. The main town area leads off the harbour and there are several out-of-town shopping facilities featuring quality retailers located near Torbay Hospital.

### **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.

**CURRENT MAINTENANCE/LENGTH OF LEASE** Current maintenance £7,061 per annum, building insurance £1,241 per annum and ground rent £10 per annum. Remaining period of 999 years from 1962, residents own a share of the freehold. A caretaker is present five days a week to deal with any day to day maintenance. Pets are allowed at this development with permission.

**SERVICES** Mains water electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric heating.

**CURRENT PROPERTY TAX BAND G** (Payable 2024/2025 £3721.41).



















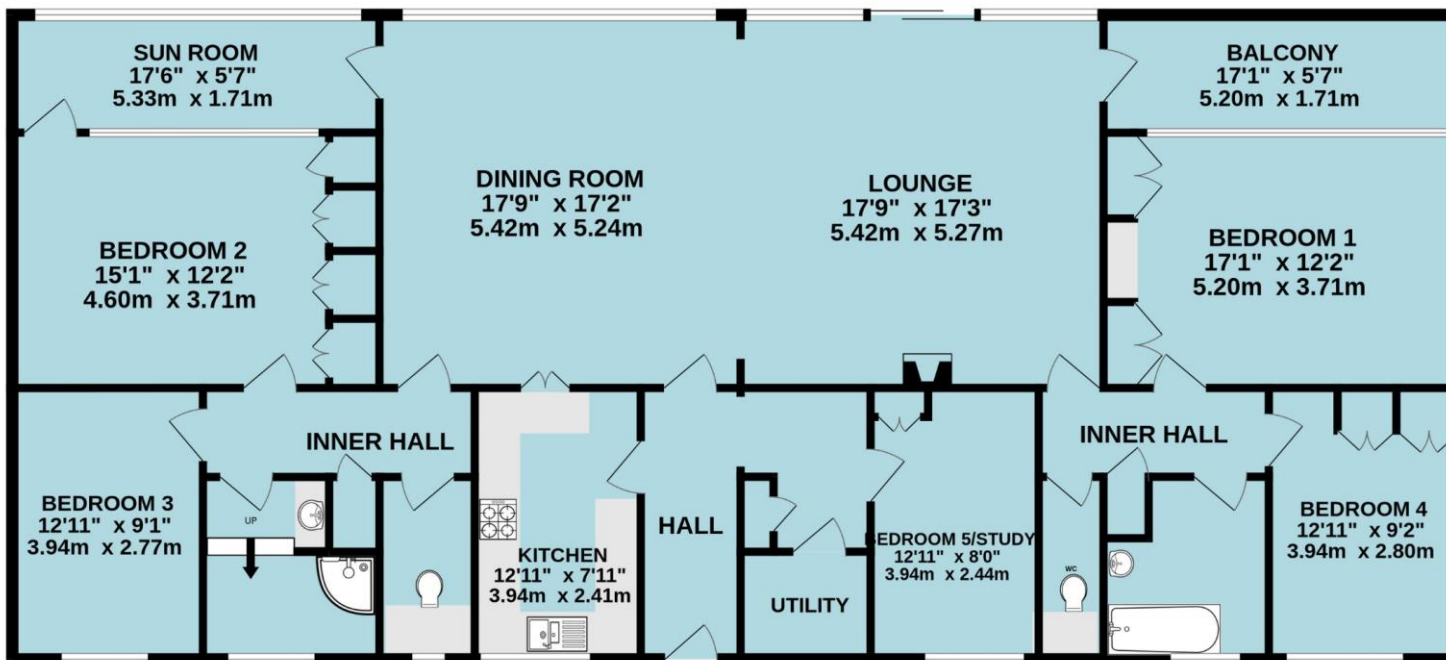








2115 sq.ft. (196.5 sq.m.) approx.



| Energy Efficiency Rating                     |   | Current | Potential |
|--|---|---------|-----------|
| Most energy efficient - lower running costs  |   |         |           |
| (91-100)                                     | A |         |           |
| (81-90)                                      | B |         |           |
| (69-80)                                      | C |         |           |
| (55-68)                                      | D |         |           |
| (49-54)                                      | E |         |           |
| (39-48)                                      | F |         |           |
| (1-38)                                       | G |         |           |
| Most energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                    |   |         |           |

TOTAL FLOOR AREA : 2115 sq.ft. (196.5 sq.m.) approx.  
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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.