



Our View “A property that must be seen to be appreciated”

A stylish Wellwood home just steps from Anstey's Cove & Village. Fully renovated to a high standard, it offers a turnkey move: a stunning kitchen/dining space with Siemens appliances, granite island and cosy wood burner, light-filled reception rooms opening to landscaped gardens, and four bedrooms (three doubles and one single) served by modern bathrooms. A sweeping driveway, multiple terraces, and private woodland outlook complete the picture. Perfectly placed in Ilsham valley, between the beach at Anstey's Cove and the boutique cafés and restaurants of Wellwood Village, this home blends luxury living with coastal charm. This unique, Wellwood listing, is a home where every detail has been carefully considered, combining modern luxury with a relaxed coastal lifestyle. If you're looking for something truly special, this property deserves to be at the top of your viewing list.

The accommodation begins with a welcoming reception hallway, featuring herringbone Amtico flooring that continues throughout much of the ground floor. From here, access is provided to a bright and spacious living room positioned at the front of the property, enjoying a double-glazed bay window with a pleasant outlook from its elevated position. Four doors at the side open out onto the side garden and patio terrace. Inset spotlights continue through the entrance hallway. The kitchen/dining room forms the hub of the

property, accessed from the hallway. It features a stunning fitted kitchen comprising a matching range of wall and base-level units with quartz work surfaces, a mixer tap sink with integrated drainer, two separate built-in ovens, a built-in dishwasher, and an island unit with granite work surfaces and induction hob. There is integrated space for breakfast stools beneath, continued flooring, and double-glazed windows to the side and front, again enjoying a pleasant open outlook. Inset spotlights and a door provide access to the rear. On the ground floor, from the entrance hallway, there is useful storage beneath the staircase and access to a downstairs WC, which includes a low-level flush WC, pedestal wash hand basin with incorporated storage, and inset spotlights. Stairs rise to the first floor, where the landing provides access to four bedrooms (three doubles and one single), all of which feature double-glazed windows. The bedrooms are located at the front of the property, enjoying a pleasant outlook from the elevated position. One of the bedrooms benefits from large built-in wardrobes. From the landing, you also have access to a bathroom comprising a pedestal wash basin with storage beneath and a panelled bath with mains shower, obscured double-glazed window to the side, and tiled walls. Next to this is a separate WC with low-level flush WC, pedestal wash hand basin with storage, and a double-glazed window to the rear. A further modern fitted shower room is also found, featuring a low-level flush WC, pedestal wash hand basin with storage, separate mains shower, tiled walls and flooring, and an obscured double-glazed window to the side. The landing also includes inset spotlights and a hatch providing access to the part-boarded loft.

Externally, the property features very well-maintained gardens. Access is found via a sweeping paved driveway leading up to the property, providing ample off-road parking. To the side and rear, delightful gardens and a patio area lead out from the living room, offering an ideal space for outdoor dining and entertaining. This opens onto a level lawn with a wooden-built storage shed. Steps rise to the side and rear, where you'll find further patio areas providing multiple seating options, bordered by an exposed stone wall and mature woodland, offering excellent privacy and elevated woodland views. A further benefit of the property is the utility/storeroom located at the rear. This features additional work units, a mixer tap sink, and space and plumbing for a washing machine and tumble dryer. It also houses the water cylinder and boiler, with inset spotlights.

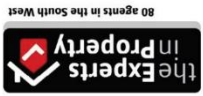
- Superb detached property
- Living room
- Delightful kitchen / dining room
- Four bedrooms
- Bathroom and shower room
- Utility room
- Well presented surrounding gardens
- Driveway with ample off road parking
- Elevated position
- Sough after location



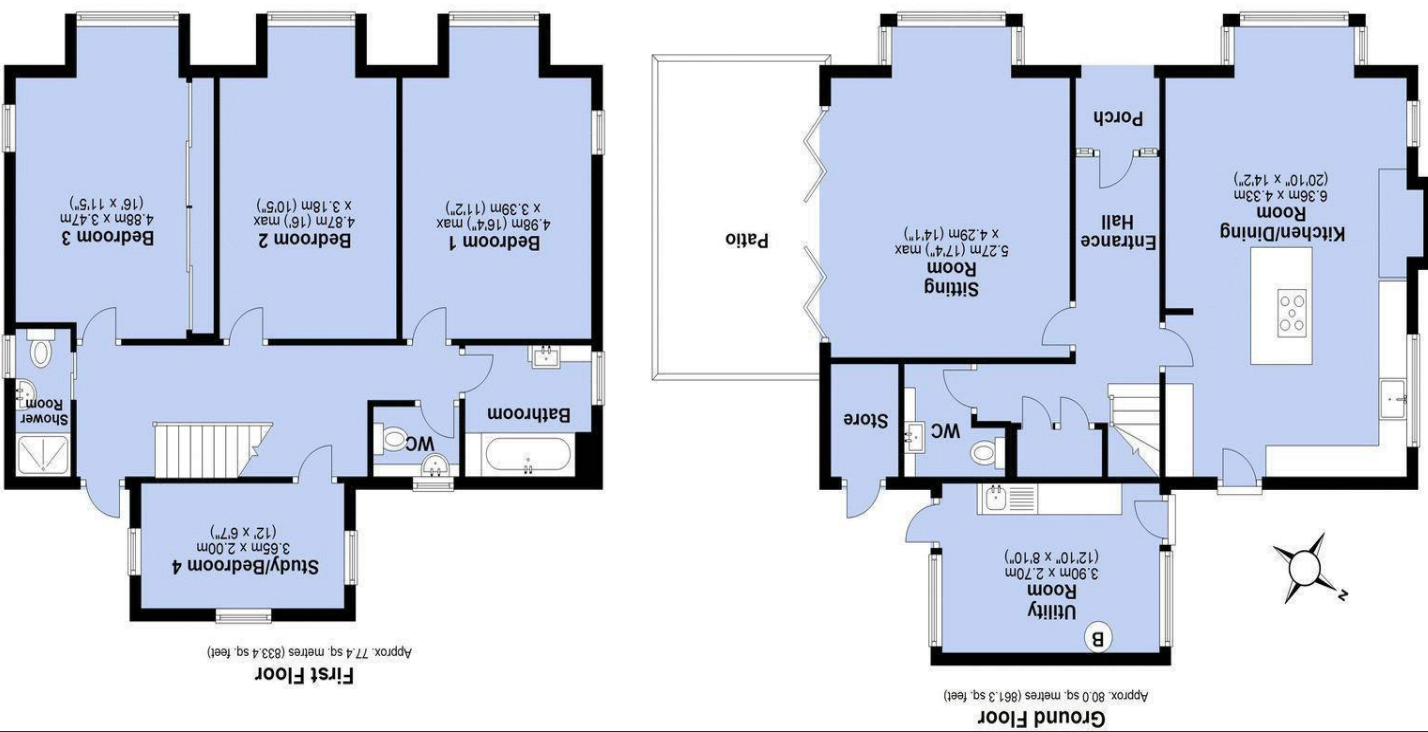


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ALLSWORTH
PROPERTY



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



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PROPERTY

36 Ilsham Road, Torquay, TQ1 2JD
Guide Price £695,000 Ref: DSN7092

