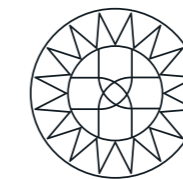


W E L C O M E T O
T H E A P A R T M E N T S A T
I L S H A M G R A N G E

Rowan Heights, Cedar View and Chestnut Court are a collection of three perfectly positioned buildings that effortlessly combine contemporary comfort with the charm of a coastal lifestyle.

Elevated above the surrounding landscape, vistas span over this extraordinary 45-acre development, from the expansive shoreline to the picturesque gardens and meadows. Each property has been thoughtfully designed, featuring the highest quality elements to create an irresistible home, including Masterclass kitchens, Neff appliances and Selnova bathroom suites.

Located adjacent to Ilsham Marine Drive, on its own headland, life at Ilsham Grange will be a delight, thanks to the unbeatable combination of leisurely, contemporary living and indulgent, breathtaking views.



I L S H A M G R A N G E

COASTAL ESTATE, TORBAY

EXCEPTIONAL QUALITY



Computer generated image, details may vary on completion.

STUNNING LOCATION



ILSHAM GRANGE

COASTAL ESTATE, TORBAY



HERITAGE & HEADLAND

History meets the contemporary in the form of Ilsham Grange. Situated in Torbay, on a stunning headland, Ilsham Grange is an exclusive collection of modern apartments, contemporary houses and renovated properties that together form a unique development on the site of a former manor house and grounds.

Originally from buildings belonging to Torre Abbey and later used as a convent girls' school; the 45 acre site has centuries of history dating back to medieval times.

With vantage points overlooking both aspects of the headland, Ilsham Grange boasts an abundance of open spaces, established gardens, plants and wildlife and outstanding views. In addition to the new contemporary homes, four Grade II listed buildings, including a thirteenth century oratory, will be lovingly restored to form the Heritage Quarter.



ILSHAM GRANGE

COASTAL ESTATE, TORBAY

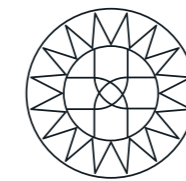


THE ENGLISH RIVIERA

Torbay, heralded as the English Riviera, is a UNESCO Global Geopark, famed for its spectacular topography and natural attractions. Complete with sandy beaches, turquoise water and dramatic coves, this one-of-a-kind area boasts an enviable lifestyle for those who live here. Nearby destinations include Brixham, a charming fishing town and Babbacombe, a picturesque cliff-side village.

Thanks to a variety of premium golf clubs, and plenty of opportunity for sailing and water sports, Torbay has everything you need to feel like you're on holiday every day.

With its well-connected routes by car to the M5 motorway, and by rail to cities such as Exeter, Plymouth, Bristol, and London, life in Torbay is well within reach.



ILSHAM GRANGE

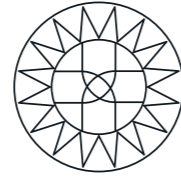
COASTAL ESTATE, TORBAY



ON YOUR DOORSTEP

Nestled within the leafy village of Wellswood, the apartments at Ilsham Grange are just a short walk away from a parade of independent shops, boutiques and cafés and restaurants. With upmarket eateries such as the Waddling Duck Bistro and Mr and Mrs Jones deli on your doorstep, it's no surprise this location is one of the most desired on the English Riviera.

Just minutes away from Ilsham Grange, discover Anstey's Cove, Babbacombe Beach, Oddicombe Beach, Meadfoot Beach, and much more. Whether you prefer a morning of paddleboarding, a leisurely stroll along the spectacular Southwest coastal path, or just a lazy afternoon on the beach, you can easily indulge in a diverse coastal lifestyle.



ILSHAM GRANGE

COASTAL ESTATE, TORBAY

A P A R T M E N T

S I T E P L A N



ILSHAM GRANGE BOUNDARY

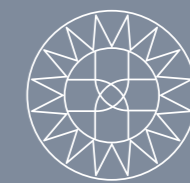
APARTMENTS



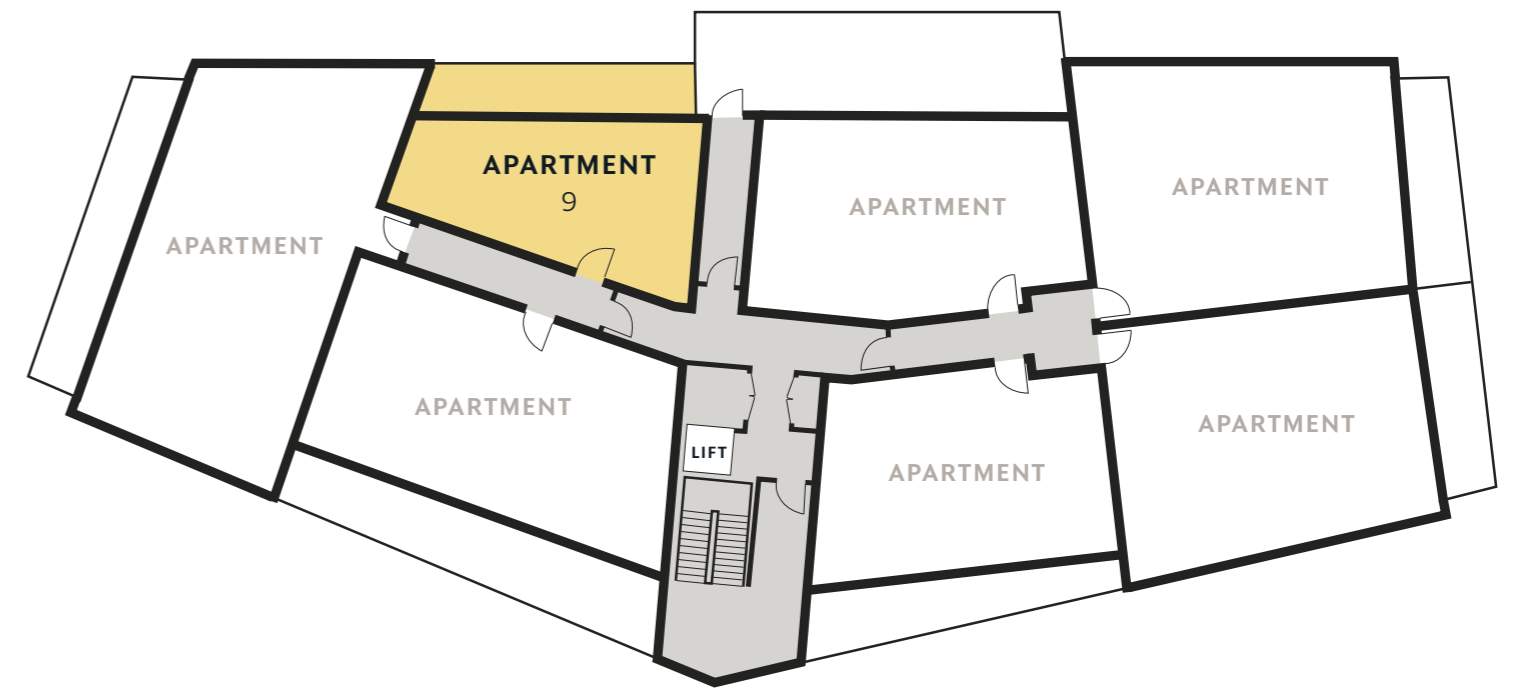
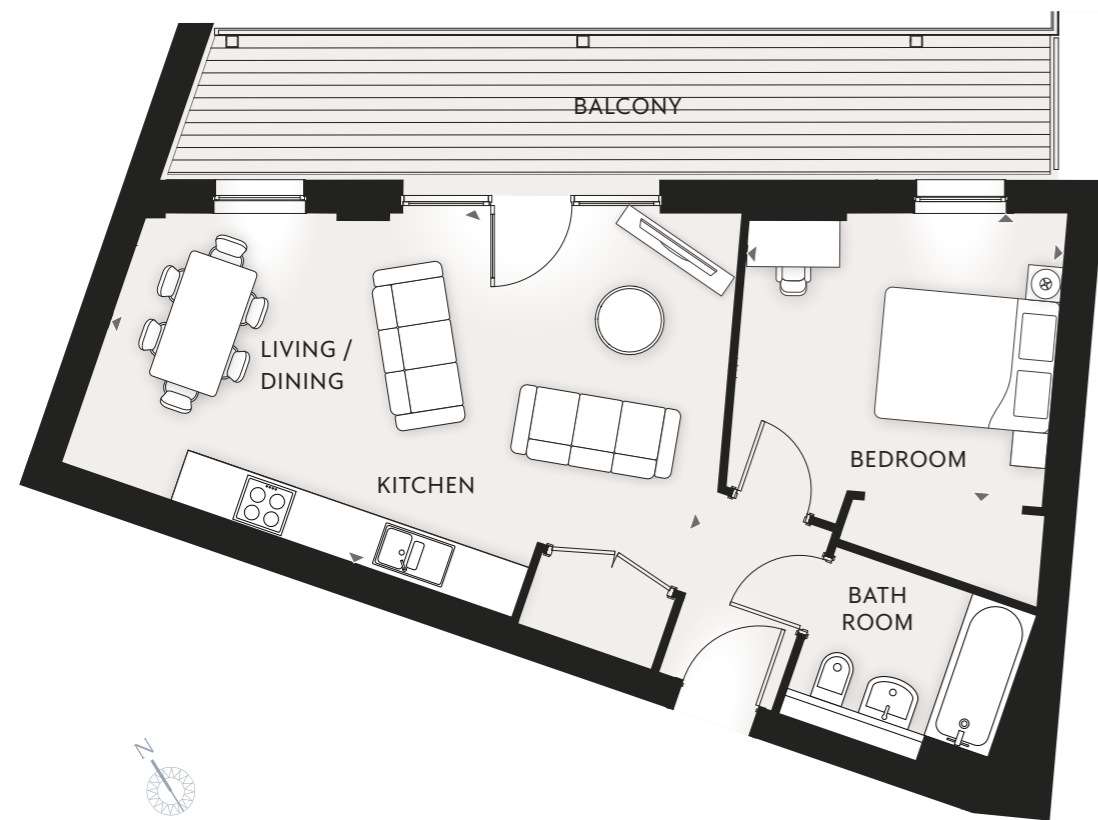
APARTMENT LIVING AT ROWAN HEIGHTS

Nestled amidst the wooded grounds of Ilsham Grange, Rowan Heights enjoys a coveted location. These modern apartments are arranged over four floors, seamlessly blending a classic coastal style with the breathtaking natural surroundings. A step outside onto the sizeable balconies or terraces will offer enchanting views of the English Riviera coastline and beautiful countryside.

Within the apartments are contemporary open-plan living spaces that epitomise quality, as well as high-specification kitchens and bathrooms.



ILSHAM GRANGE
COASTAL ESTATE, TORBAY



KITCHEN
5416mm x 1500mm 17' 9" x 4' 11"

LIVING / DINING
7116mm x 3700mm 23' 4" x 12' 2"

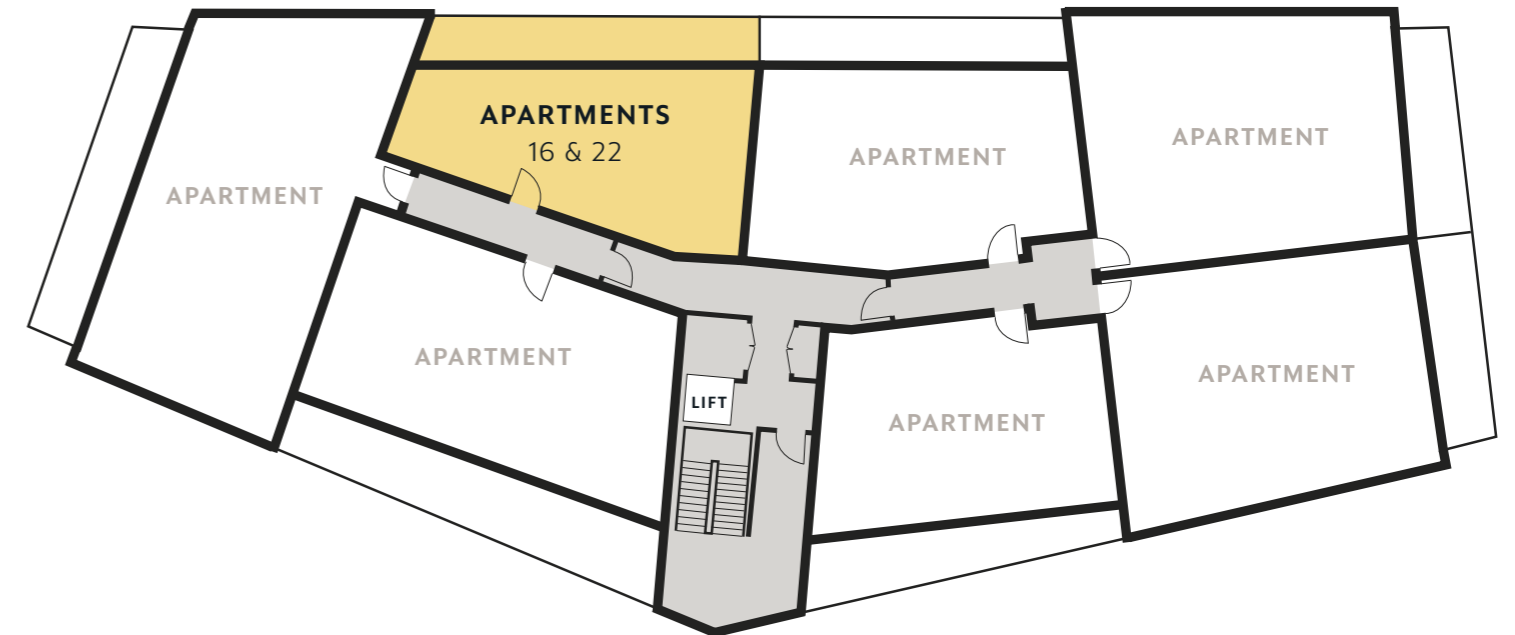
BEDROOM
3600mm x 3361mm 11' 10" x 11' 0"

APT. NO. FLOOR

9 FIRST

Configuration of floors may vary. Check with your sales advisor.





KITCHEN
4238mm x 2050mm 13' 11" x 6' 9"

LIVING / DINING
6719mm x 4962mm 22' 0" x 16' 3"

BEDROOM
3250mm x 3225mm 10' 8" x 10' 7"

APT. NO. FLOOR

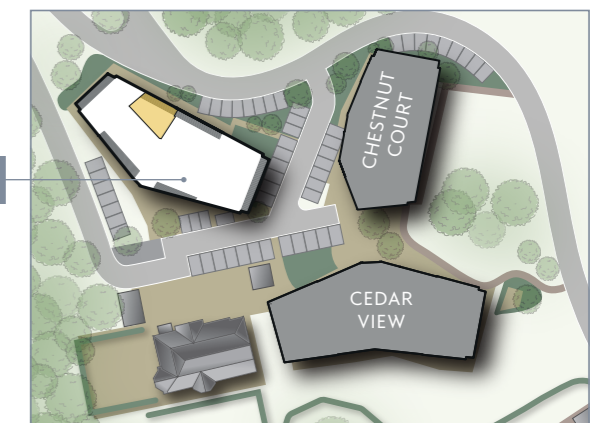
22 THIRD

16 SECOND

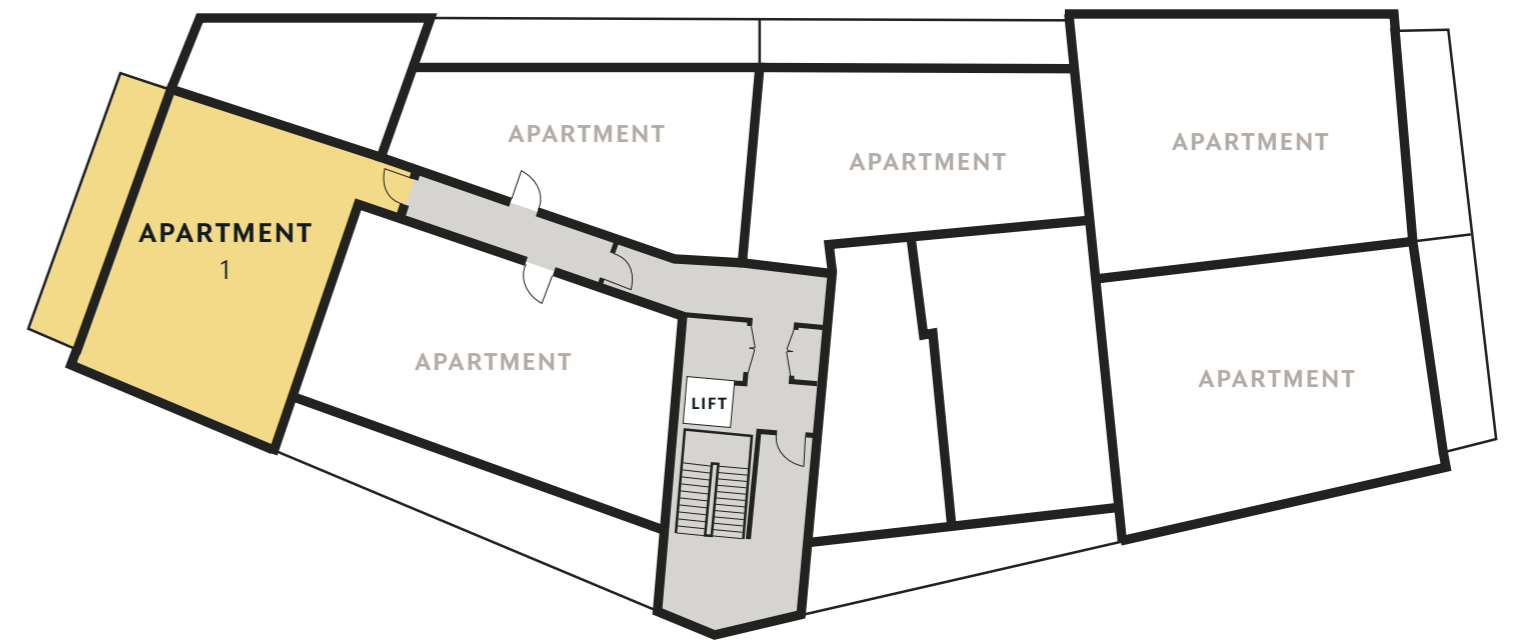


ROWAN HEIGHTS

COASTLINE



Configuration of floors may vary. Check with your sales advisor.



KITCHEN
5450mm x 2050mm 17' 11" x 6' 9"

LIVING / DINING
5360mm x 3562mm 17' 7" x 11' 8"

BEDROOM 1
4050mm x 3210mm 13' 3" x 10' 6"

BEDROOM 2
4050mm x 2950mm 13' 3" x 9' 8"

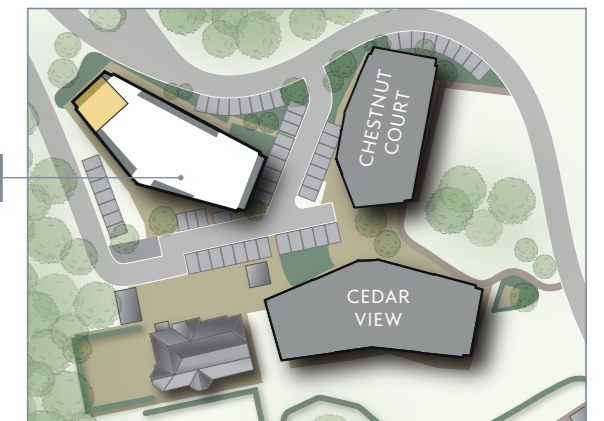
APT. NO. FLOOR

1 UPPER GROUND

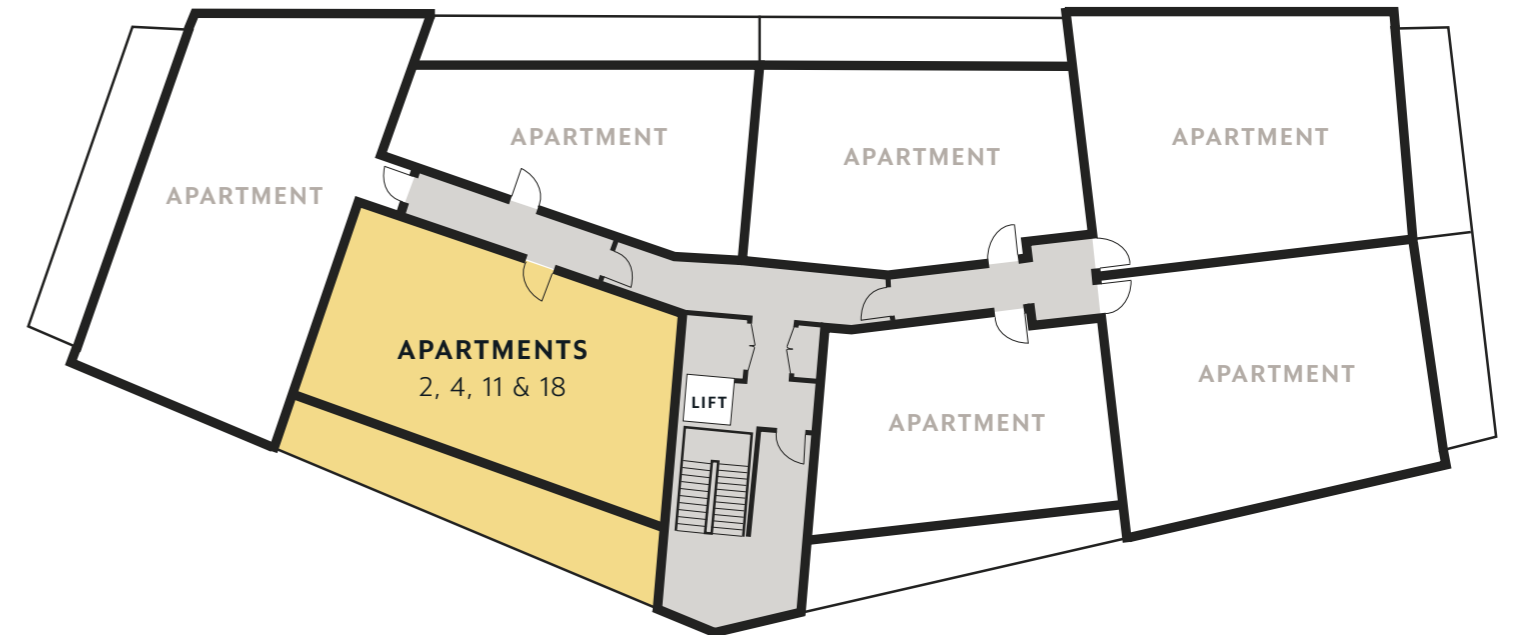
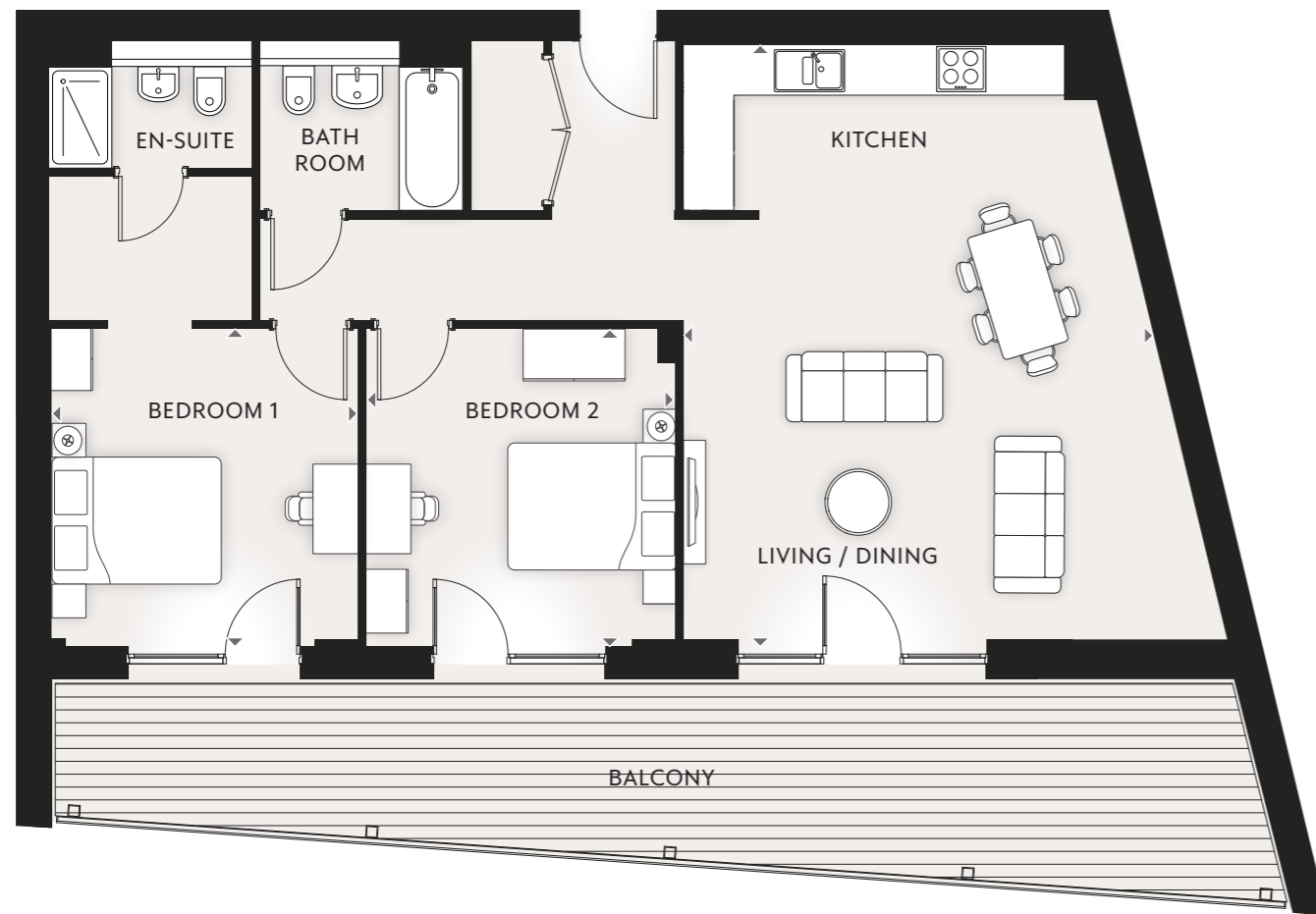


ROWAN HEIGHTS

COASTLINE



Configuration of floors may vary. Check with your sales advisor.



KITCHEN
4500mm x 1960mm 14' 9" x 6' 5"

LIVING / DINING
5155mm x 4053mm 16' 11" x 13' 4"

BEDROOM 1
3753mm x 3620mm 12' 4" x 11' 10"

BEDROOM 2
3753mm x 3640mm 12' 4" x 11' 11"

APT. NO. FLOOR

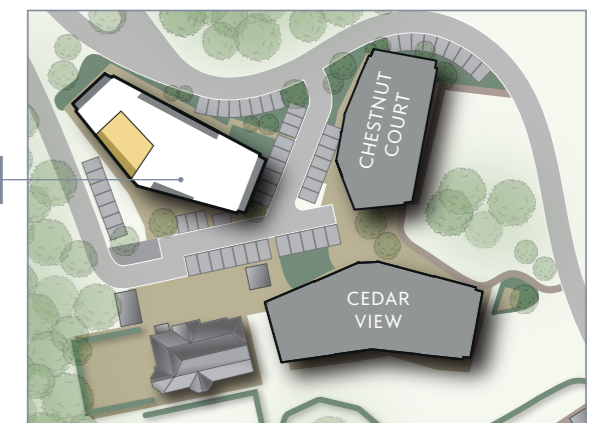
18	THIRD
11	SECOND
4	FIRST
2	UPPER GROUND

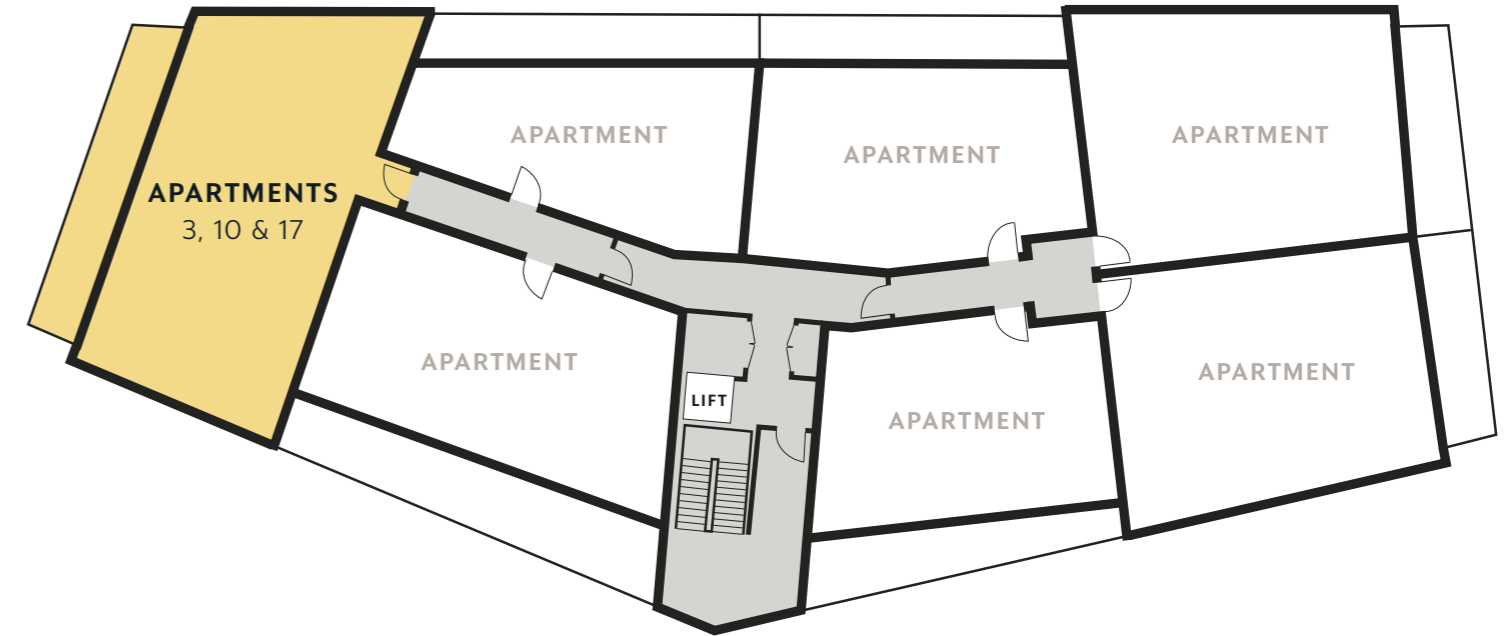
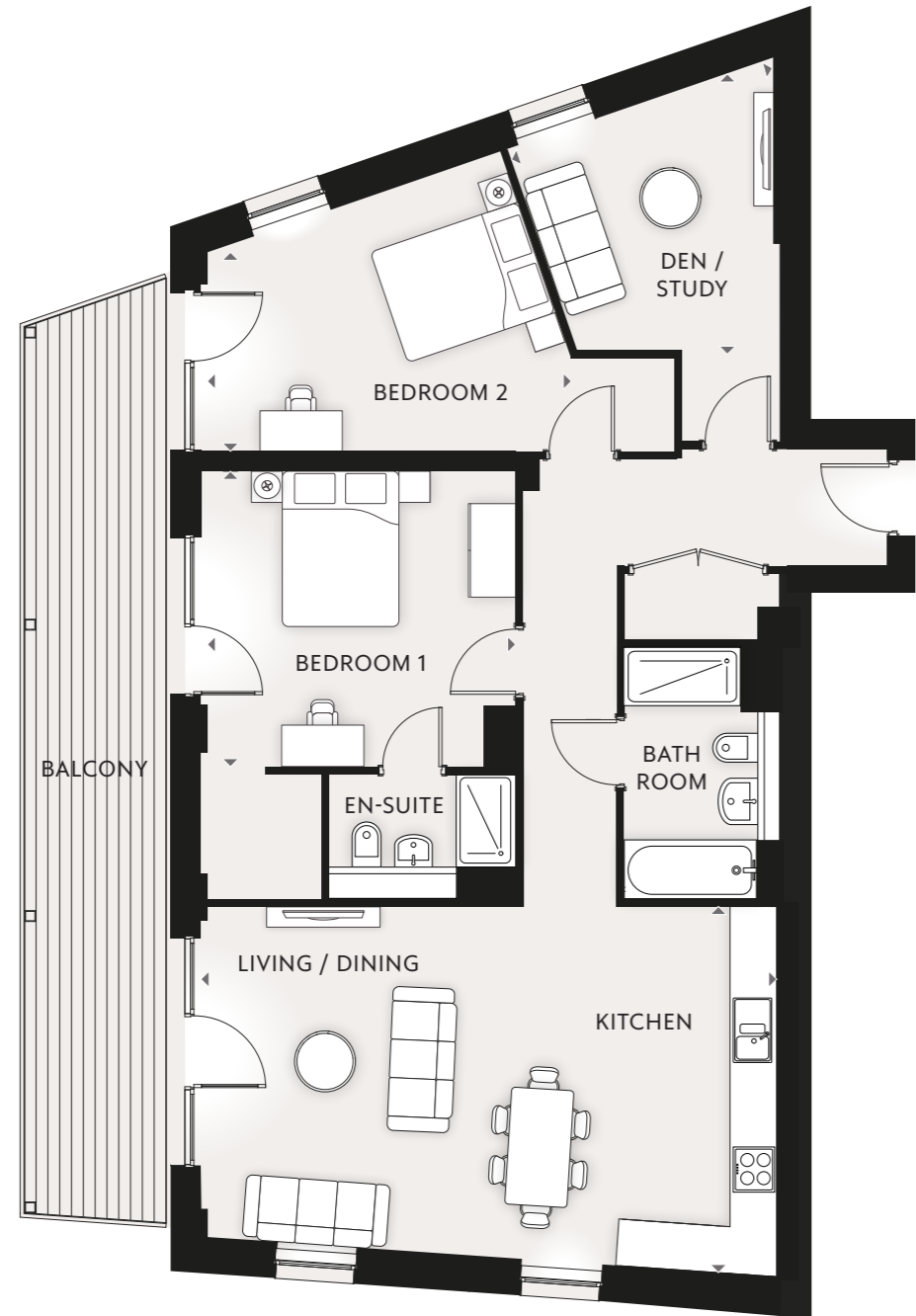
Configuration of floors may vary. Check with your sales advisor.



ROWAN HEIGHTS

COASTLINE





KITCHEN
4711mm x 2000mm 15' 5" x 6' 7"

LIVING / DINING
5410mm x 4252mm 17' 9" x 13' 11"

BEDROOM 1
3965mm x 3800mm 13' 0" x 12' 6"

BEDROOM 2
4683mm x 3857mm 15' 4" x 12' 8"

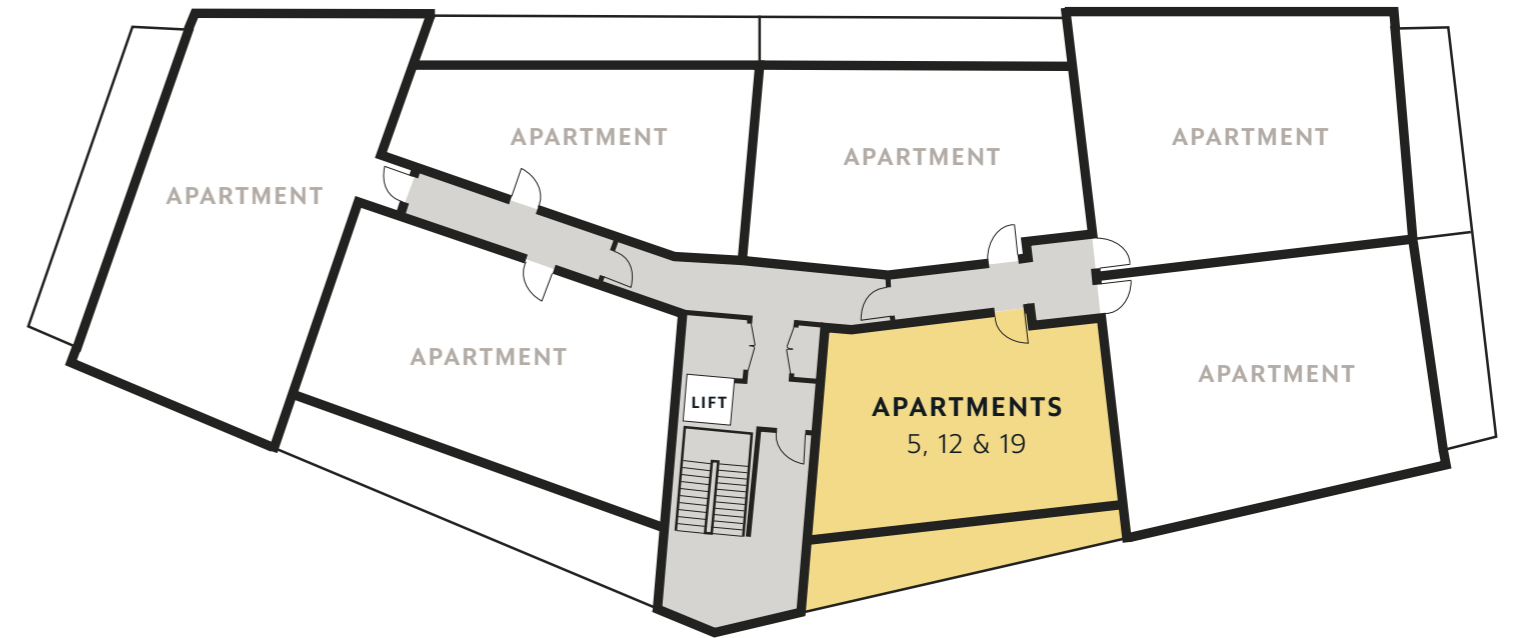
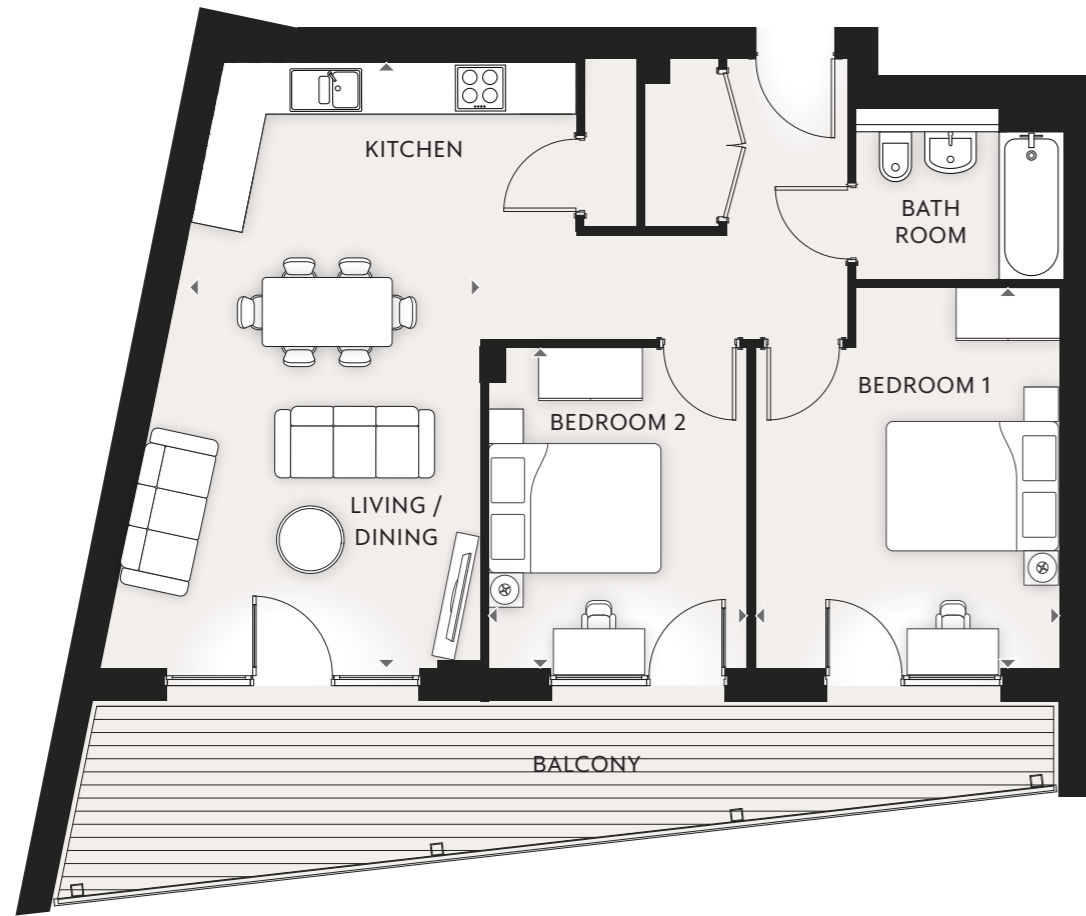
DEN / STUDY
3766mm x 3503mm 12' 4" x 11' 5"

APT. NO. FLOOR

17	THIRD
10	SECOND
3	FIRST

Configuration of floors may vary. Check with your sales advisor.





KITCHEN
4085mm x 2010mm 13' 5" x 6' 7"

LIVING / DINING
5014mm x 4400mm 16' 5" x 14' 5"

BEDROOM 1
4414mm x 3524mm 14' 6" x 11' 7"

BEDROOM 2
3714mm x 3000mm 12' 2" x 9' 10"

APT. NO. FLOOR

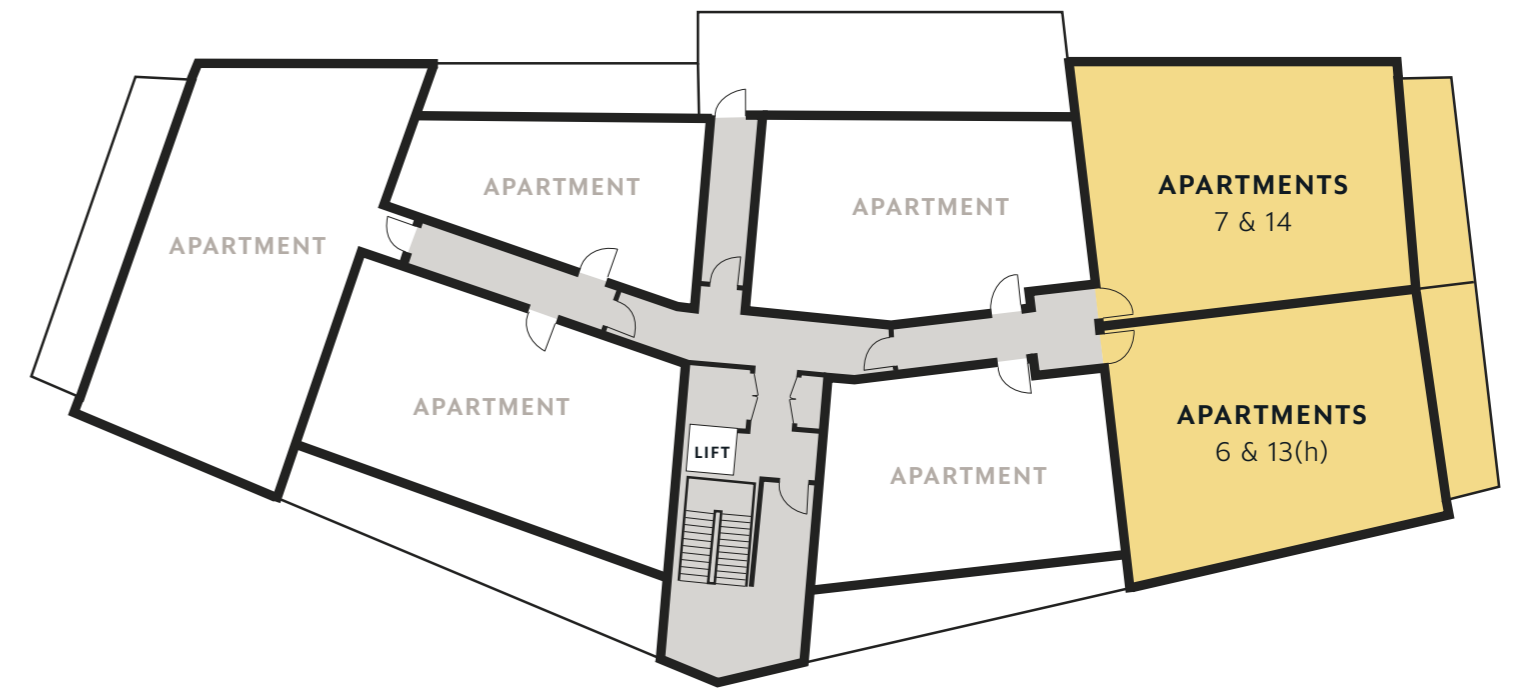
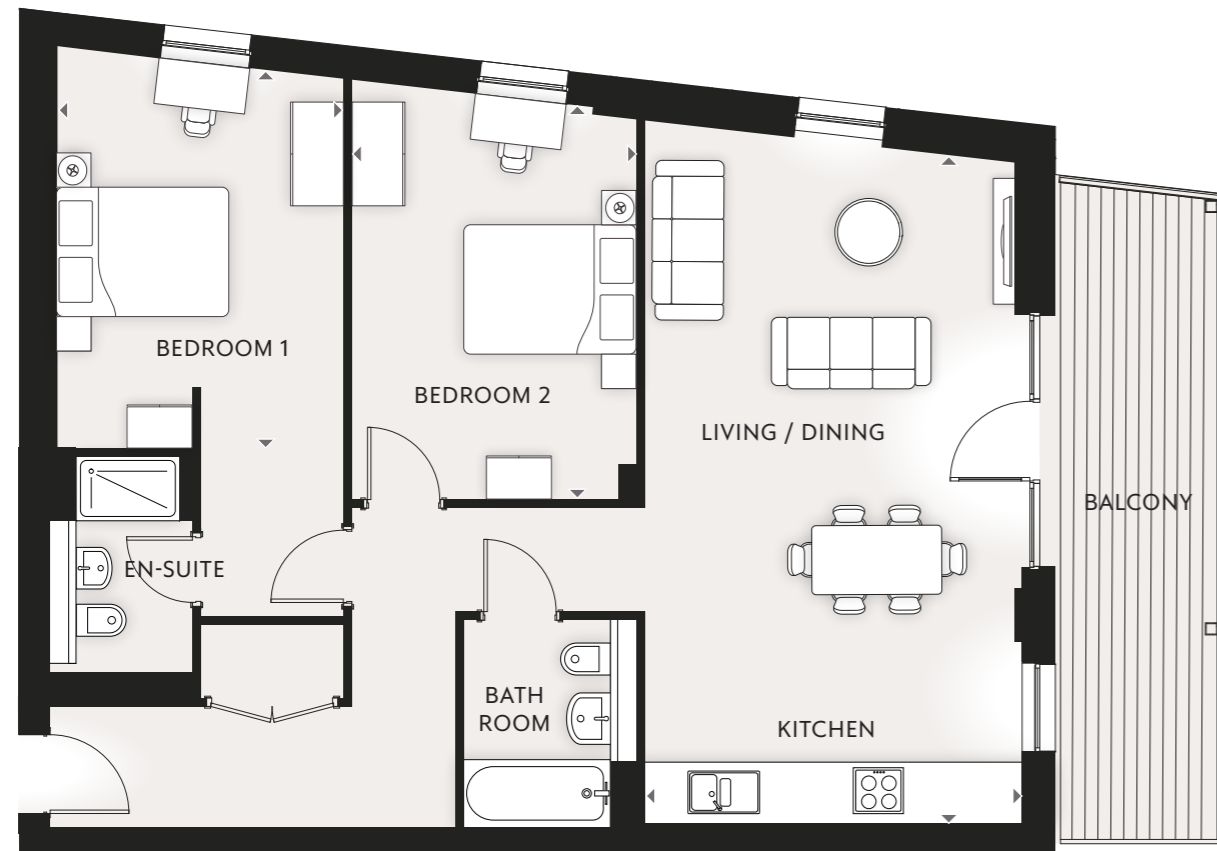
19	THIRD
12	SECOND
5	FIRST

Configuration of floors may vary. Check with your sales advisor.



ROWAN HEIGHTS





KITCHEN
4370mm x 2398mm 14' 4" x 7' 10"

LIVING / DINING
5271mm x 4289mm 17' 3" x 14' 1"

BEDROOM 1
4270mm x 3315mm 14' 0" x 10' 10"

BEDROOM 2
4410mm x 3300mm 14' 6" x 10' 10"

APT. NO. FLOOR

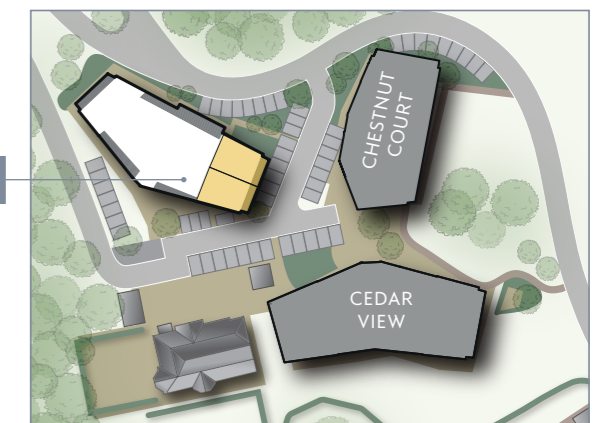
13(h) & 14 SECOND

6(h) & 7 FIRST

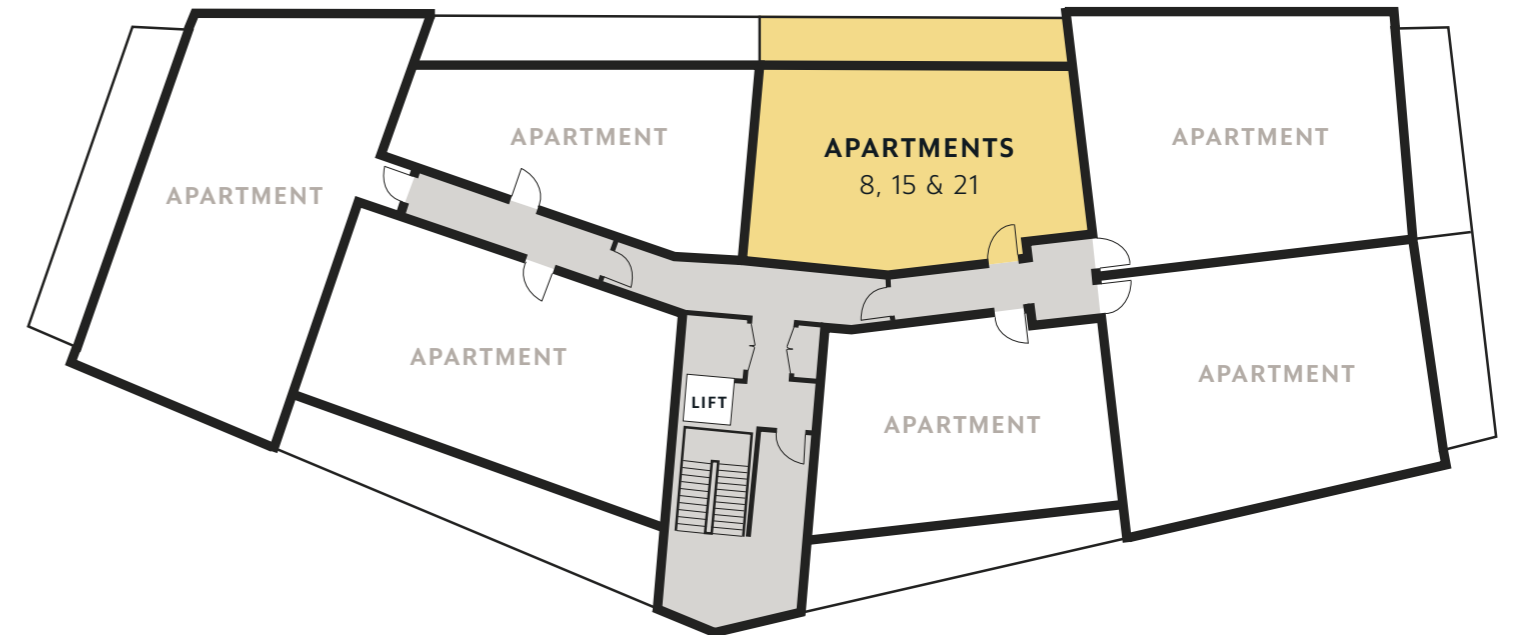
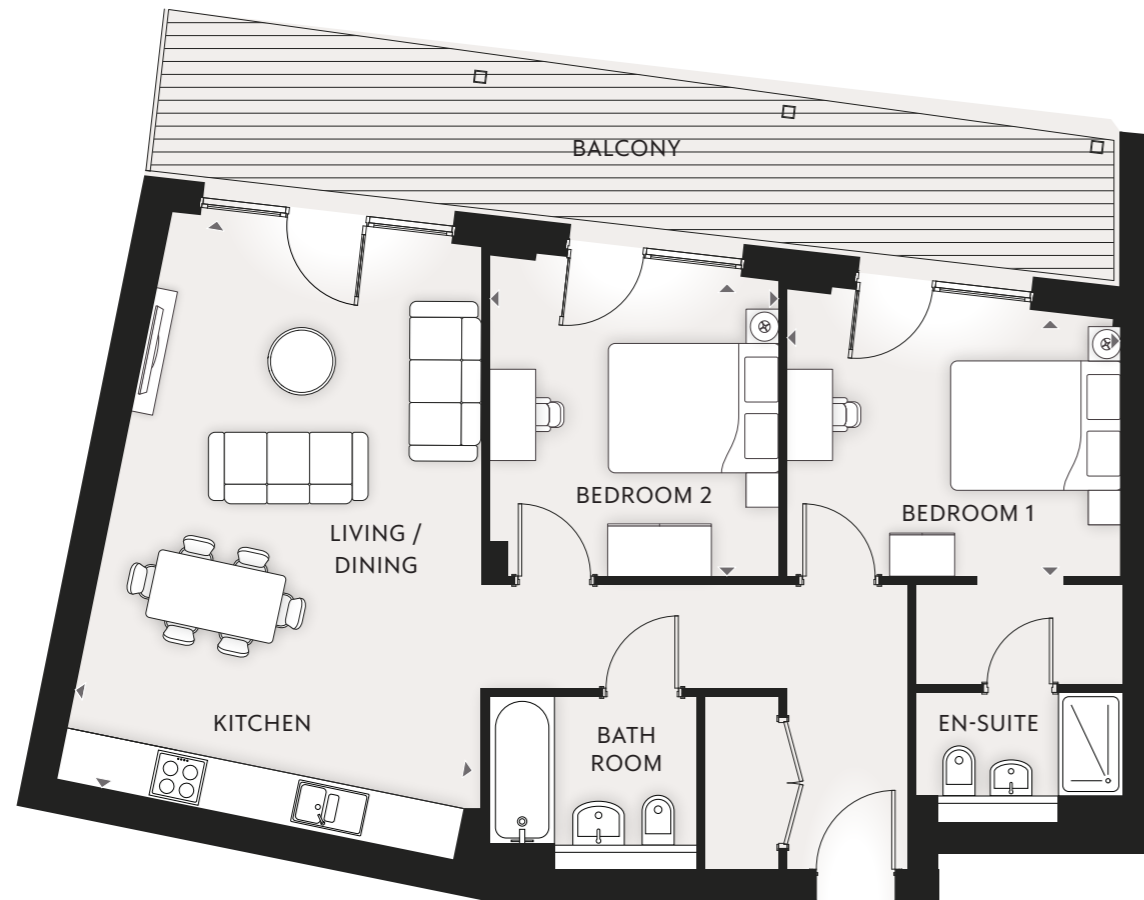


ROWAN HEIGHTS

COASTLINE



Configuration of floors may vary. Check with your sales advisor.
(h) = handed apartment.



KITCHEN
4700mm x 1800mm 15' 5" x 5' 11"

LIVING / DINING
4908mm x 3606mm 16' 1" x 11' 10"

BEDROOM 1
3860mm x 2971mm 12' 8" x 9' 9"

BEDROOM 2
3387mm x 3350mm 11' 1" x 10' 12"

APT. NO. FLOOR

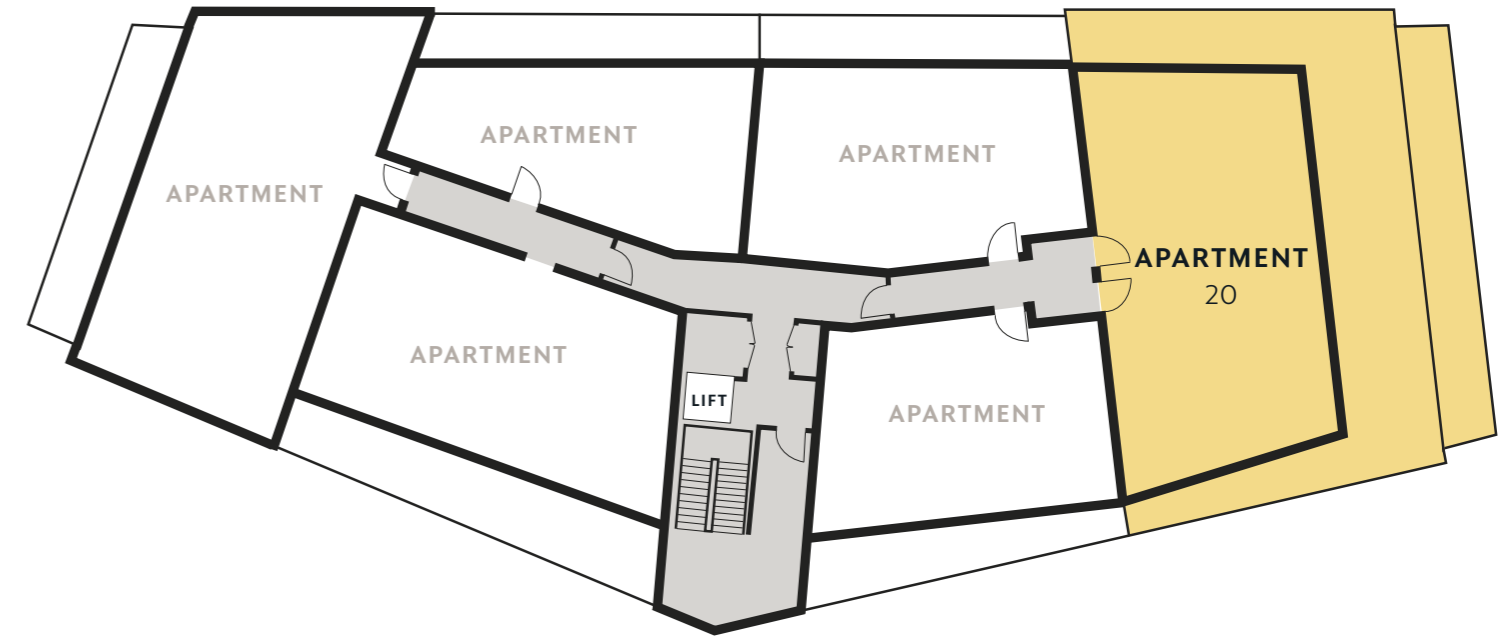
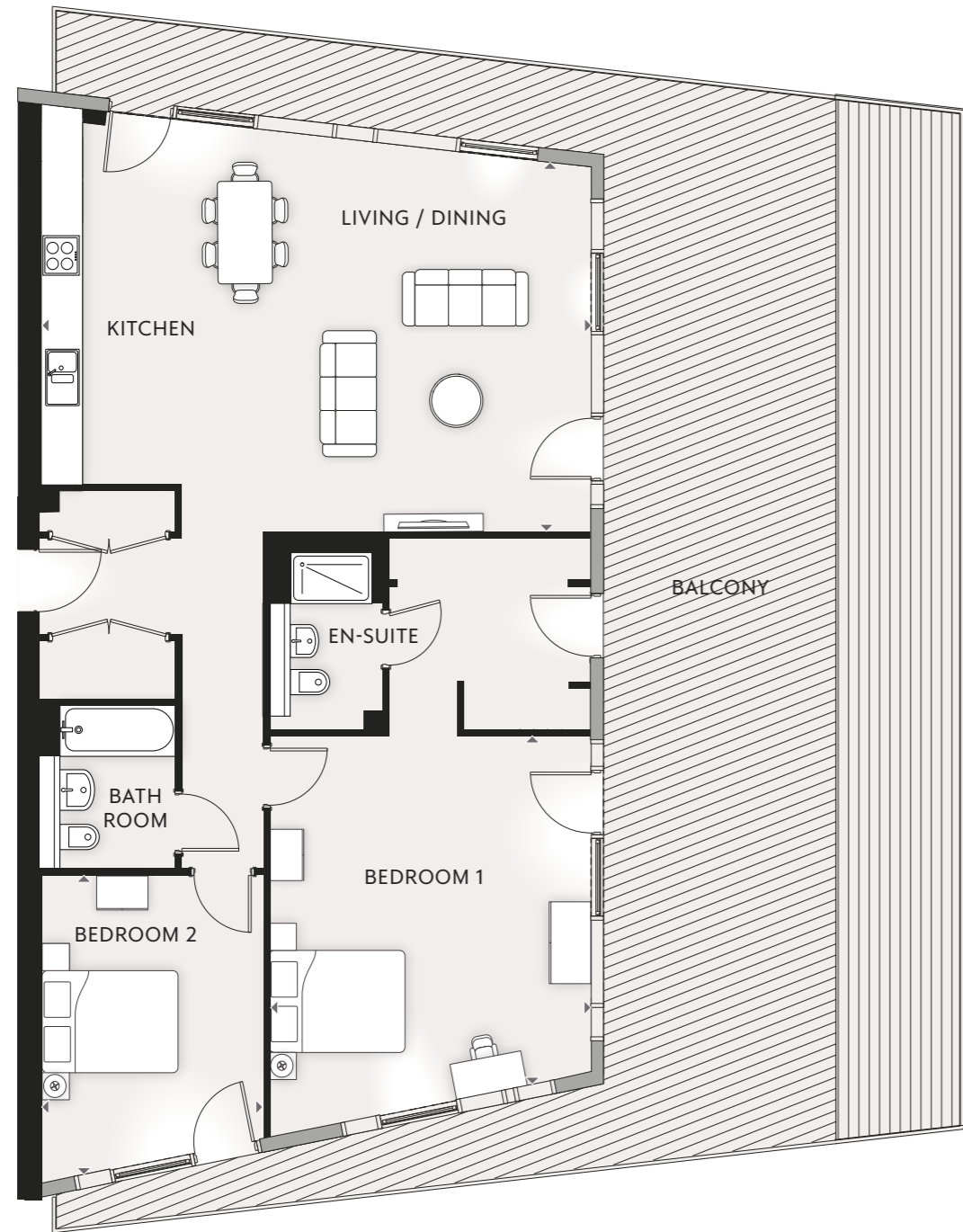
21	THIRD
15	SECOND
8	FIRST

Configuration of floors may vary. Check with your sales advisor.



ROWAN HEIGHTS





APT. NO.	FLOOR
20	THIRD

KITCHEN 5150mm x 1800mm 16' 11" x 5' 11"	BEDROOM 1 4788mm x 4505mm 15' 8" x 14' 9"
LIVING / DINING 6064mm x 5192mm 19' 11" x 17' 0"	BEDROOM 2 4231mm x 3260mm 13' 11" x 10' 8"



Configuration of floors may vary. Check with your sales advisor.



Computer generated image, details may vary on completion.

SPECIFICATION

Kitchens

Contemporary Masterclass kitchens in H-Line style in New Forest and Farringdon Grey
Everest quartz worktop, upstand and splashback
Stainless steel bowl undermount sink

Integrated Appliances Include

Quooker hot tap
Neff oven
Neff combi micro oven
Neff dishwasher*
Neff 70/30 fridge freezer

Bathroom & En Suite

Selnova wash basin with two drawer vanity unit
Soft close WC with concealed cistern and chrome flush plate
Thermostatic shower over bath in principle bathroom
Wall mounted back lit mirror
Porcelain wall and floor tiles in "Carnaby Tan" by Baber & Ball
Chrome towel rail

Interior Finish

Amtico in "Worn Ash" to all living areas
Neutral carpet to bedrooms

Heating & Hot Water

Hot water cylinder
Milano Aruba electric panel heaters

Miscellaneous

Freestanding washer/dryer located where possible in hall cupboard
Broadband and telephone hub provided to living areas
MVHR system to allow fresh air
Sprinkler system and smoke alarms provided
Outside tap to balconies/terraces
Solar panels located on apartment roof

*slim-line for 1 bedroom apartments



The PG Group is a Bristol based property developer with a wealth of experience in creating high quality yet affordable homes in Bristol and the surrounding areas.

The philosophy of the PG Group centres on providing an excellent service and product, to satisfy not only the client's requirements but to enhance the environment and benefit the wider community. The buildings produced are a testament to the Groups' aims and ambitions.

The PG Group develops buildings that look and feel inspirational both inside and out. From their professional partnerships through to the smallest details, investing in the best is their priority. Continually re-investing in Bristol, integrity is in the DNA of the business.

www.thepggroup.co.uk



The Eye, Bristol.



Carriageworks, Bristol.

CONTACTS

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enquiries@ilshamgrange.co.uk

01803 422002

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