



APPLETREEWICK, 105 ILSHAM ROAD, WELLSWOOD,
TORQUAY, TQ1 2JD

Pincombe's
estate agents



A CHARISMATIC DETACHED HOUSE WITHIN A SIZEABLE, SHELTERED PLOT JUST MINUTES FROM THE COAST



A home by the sea, 'Appletreewick' has been on the market only twice in 60 years and you can see why.....

This substantial gated property is tucked away off Ilsham Road in the Wellswood valley within a beautifully private and spacious plot. A short 5-minute walk takes you to Wellswood village and the local amenities including post office, Co-op, French patisserie, and Deli, with Stoodley Meadow, Ilsham Green and the 2 local beaches at Meadfoot and Ansteys Cove, all within walking distance.

For travelling and commuting, the South Devon bypass from Torquay provides direct access to the A380/M5 and International Airports at Exeter and Bristol. Torquay and Newton Abbot railway stations run regular services to major hubs including London Paddington.

'Appletreewick' is the quintessential family home with a welcoming ambience as soon as you step through the door. The spacious accommodation comprises: Hallway, Cloakroom, Kitchen, 27' Living Room, Dining Room, and Sun Lounge on the ground floor, with 4 Bedrooms and an ample family Bathroom on the first floor.

To the front of the property there is a lovely enclosed walled garden and hardstanding which provides parking for 2 cars, as well as there being an attached double Garage. The gardens to the rear are completely private and surrounded by mature trees and shrubs backing onto woodland. The large back lawn stretches away from the house and is perfect for year-round garden parties, outdoor play, and relaxation. There is also an Office/Garden Room which is an ideal place for quiet homeworking or to relax after a long day.

VIEWING HIGHLY RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR

COVERED ENTRANCE PORCH Coach light. Tiled floor. Windows to either side. Wooden front door with inset decorative panel into:

KITCHEN 14'4" x 13'4" (4.4m x 4.1m) Granite worksurfaces with range of wooden cottage style storage units and drawers beneath. Central island unit with granite worksurface, inset Franke sink and open storage shelves with attractive turned spindles. 5-Burner range style cooker with a stainless-steel splashback and extractor hood above. Fitted shelving units. 3/4 Wooden panelling to walls. Space for dishwasher. Space and plumbing for washing machine. Radiator. Kitchen servery. 3 x UPVC double glazed windows to front and side.

HALLWAY Turned staircase rising to the upper floor accommodation. Understairs storage cupboard. Picture rail. Ornate ceiling roses. Stripped wooden floor. Radiator.

CLOAKROOM Traditional high level W.C. Wall mounted wash basin. Obscure glazed window to front.

LIVING ROOM 27'5" x 14'8" (8.4m x 4.5m) A wonderful and welcoming family space with a dual aspect.

UPVC double glazed windows to front and UPVC double glazed windows to rear with views over the lawned gardens. Picture rail. Ornate ceiling roses. 2 x Radiators. Minster stone fireplace with inset grate.



DINING ROOM 14'8" x 13'4" (4.5m x 4.1m) UPVC double glazed windows to rear, with views out over the beautiful gardens. UPVC double glazed window to side. Wooden fireplace surround with tiled inset, hearth, and cast-iron grate. Picture rail. Ornate cornicing. Radiator.

SUN LOUNGE Windows to 3 sides with a tranquil outlook to the rear gardens and wooden double doors opening out onto the terrace and gardens beyond. Tiled floor.

HALF LANDING UPVC double glazed window to front.

FIRST FLOOR LANDING Picture rail. Hatch to roof space.

BEDROOM 1 14'7" x 13'5" (4.4m x 4.1m) UPVC double glazed window enjoying lovely views over the gardens and beyond to trees. UPVC double glazed window to side. Radiator. Wooden vanity unit with storage drawers, tiled top and inset wash basin. Picture rail.

BEDROOM 2 13'6" x 10'11" (4.1m x 3.3m) UPVC double glazed window to rear, overlooking the garden. Picture rail. Radiator.

BEDROOM 3 14'8" x 10'1" (4.4m x 3.1m) UPVC double glazed window to side. Radiator. Large undereaves storage area. Wooden vanity unit with storage drawer, tiled top and inset wash basin.

BEDROOM 4 9'10" x 9'9" (3.0m x 3.0m) UPVC double glazed window overlooking the rear garden. UPVC double glazed window to side. Radiator. Picture rail. Built-in cupboard with hanging and storage space.



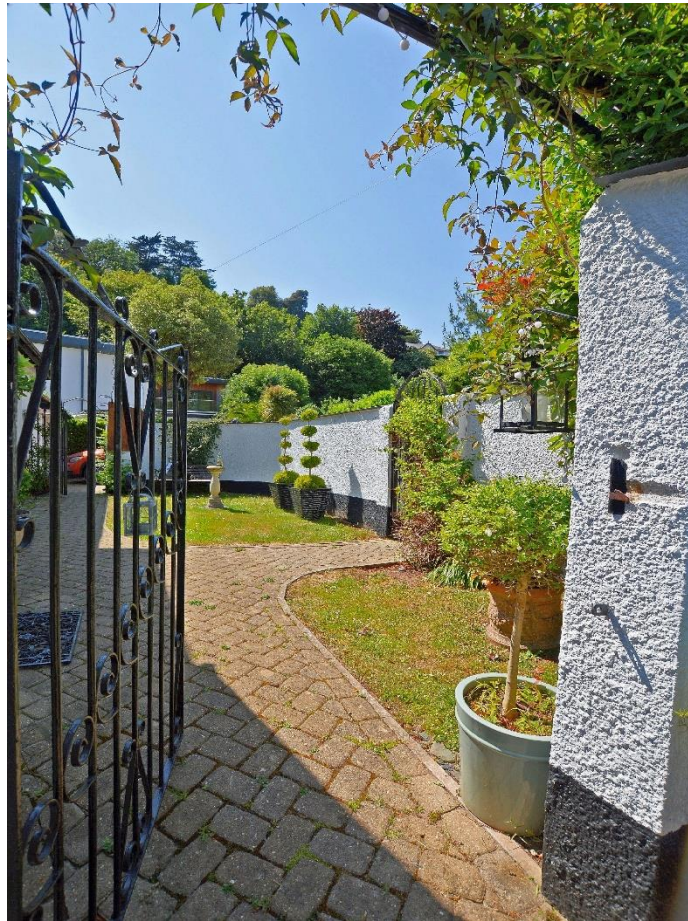
BATHROOM Panelled bath with tiled surrounds. Low Pedestal wash basin. level W.C. Fully tiled cubicle with shower, light and extractor fan. Built-in floor to ceiling cupboard providing storage and housing the water cylinder. Radiator. Undereaves storage. UPVC obscure glazed window to side.

OUTSIDE The front is approached via a wide gravelled pathway leading a and a wrought iron gate with access to the side. Here, the wide gravelled pathway continues with adjoining borders. Water tap. Exterior power.

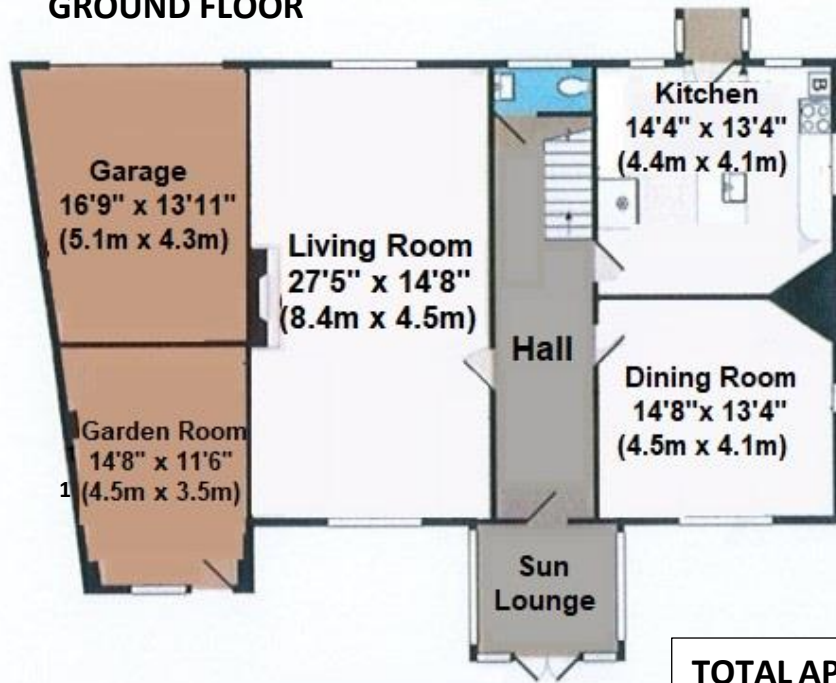
The stunning rear gardens are extensive and enclosed, with the main sweeping lawn bordered on either side by established hedging, plants, and trees. The gardens are boast a wide variety of shrubs and trees which themselves back onto woodland. A stone path to one side of the lawn leads to a private, sheltered terrace with space for garden furniture to sit and appreciate the peaceful ambience. The gardens provide the perfect space to enjoy outdoor time whether it be rest, entertaining or play. 2 x Hardstandings with GREENHOUSE and WOODEN STORAGE CHALET. Natural garden area.

A wide gravelled pathway with a few steps up give access to the: **OFFICE/GARDEN ROOM 14'8" x 11'6" (4.5m x 3.5m)** Light. Radiator. 2 UPVC double glazed windows overlooking the garden. Personal door into:

DOUBLE GARAGE 16'9" x 13'11" (5.1m x 4.3m) Electric door. Light.



GROUND FLOOR

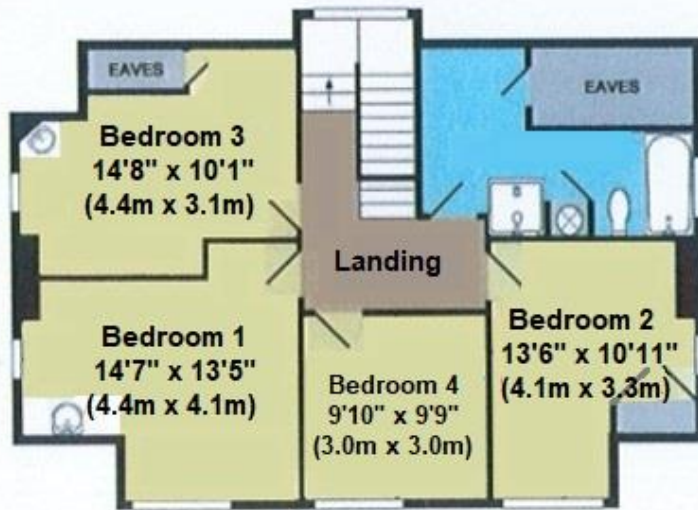


TOTAL APPROXIMATE FLOOR AREA 2200 sq.ft (204.4 sq.m)

ADDITIONAL INFORMATION

COUNCIL TAX – Band F
TENURE – Freehold

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 