



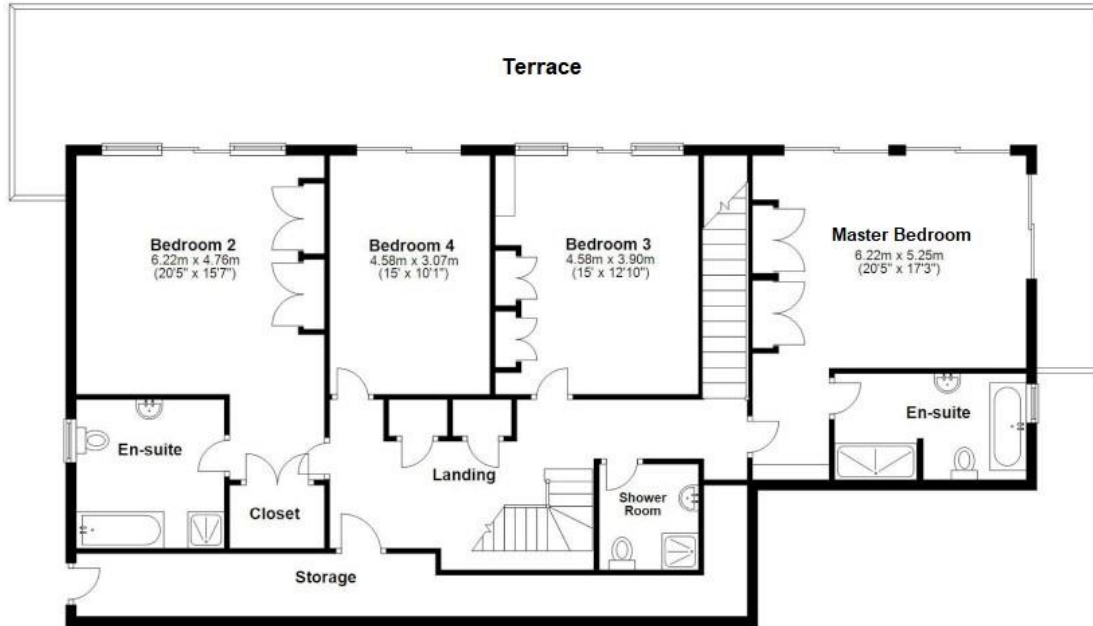
OCEAN MARINE HOUSE, 24 THATCHER AVENUE, TORQUAY,
TQ1 2PD



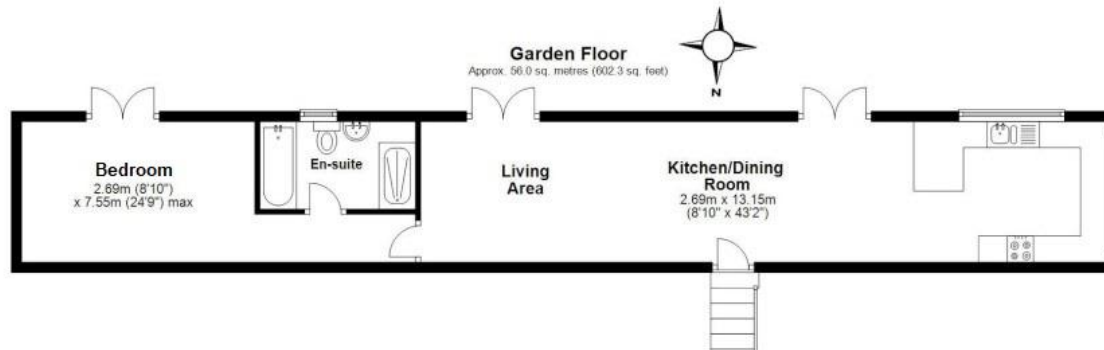
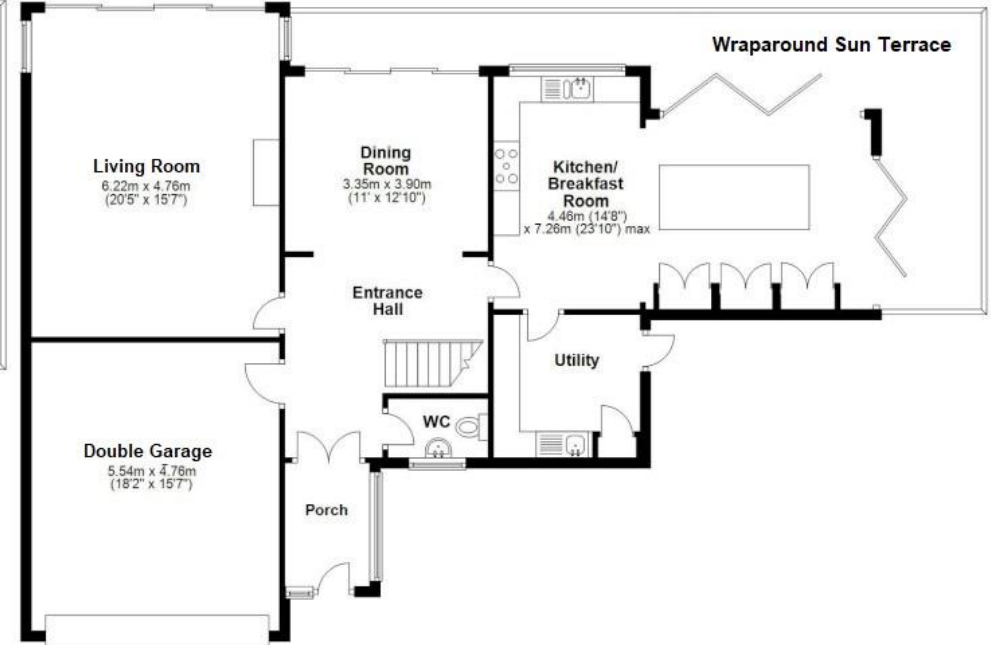
OCEAN MARINE HOUSE is an individual coastal residence set on a south facing corner plot within a highly prestigious residential address. This luxurious detached house boasts an enviable panorama of the sea and coast from most of the rooms, enjoying magnificent views over Thatcher Rock to Tor Bay and out to the English Channel. This exquisitely presented waterside home inspires easy living with high-quality, designer fittings throughout, and substantial flexible accommodation arranged over 3 levels totalling 3270.7 sq.ft (303.9 sq.m). Externally, the spacious corner plot gardens at Ocean Marine House are enclosed by tall established hedging and feature 2 extensive terraces, both enjoying commanding views across the bay. There is ample parking at the property with a large, paved forecourt, a separate parking area ideal for a motorhome/boat/caravan and a double Garage.



Lower Ground Floor
Approx. 147.9 sq. metres (1591.9 sq. feet)



Entrance Floor
Approx. 100.0 sq. metres (1076.6 sq. feet)



Total area: approx. 303.9 sq. metres (3270.7 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





ENTRANCE LEVEL

The RK front door with fingerprint recognition opens to a spacious **PORCH** and porcelain tiled **ENTRANCEWAY** framing the panoramic sea views ahead. The upper level features a triple aspect **LIVING ROOM** with Gazco electric fireplace and stunning tiled surround and Juliet Balcony to admire the expansive sea view. The formal **DINING ROOM** leads onto the beautiful **SUN TERRACE** with full height glass balustrade. There is a large, exceptionally fitted **KITCHEN** featuring bi-folding doors on 2 aspects, providing further access to the **SUN TERRACE** to enjoy the magnificent sea views. The kitchen is fitted with an extensive range of quartz countertops with contemporary cupboard and pan-drawer units, a large central breakfast bar, ideal for informal family dining and entertaining. The kitchen is fitted with top of the line appliances with 2 Neff slide and hide ovens, integrated microwave, warming drawer and a 5-burner gas hob with wok burner for exceptional cooking capabilities. A separate **UTILITY ROOM** with access to the garden provides a highly functional space with ample storage, perfect for families and 4-legged friends!







LOWER LEVEL

The lower level is accessed by a staircase with striking glass balustrade and inset lighting detail, to 4 very generously sized and individually designed bedrooms, and 3 stunning bathrooms. All bedrooms enjoy access onto a second **TERRACE** spanning the length of the property, all with views out to sea, allowing you to have breakfast in bed in style! The substantial **MASTER BEDROOM** enjoys a dual aspect sliding doors, unique wall panelling and pendant lighting, and a dressing table area. The bedroom leads to a floor-to-ceiling Carrera marble tiled **EN-SUITE** with walk-in shower, vanity unit with LED mirror, and a large bath with WaterVue TV. **BEDROOM 2** benefits from an Italian imported floating bedframe, individually designed headboard, pendant lighting and walk-in wardrobe. The striking **EN-SUITE** is fitted with a deluxe suite with floor-to-ceiling unique tiling, WaterVue T.V. and an extra-large floating vanity unit with sensor LED mirrors and ambient lighting. **BEDROOM 3** and **BEDROOM 4** are both spacious, modern rooms with tilt and slide doors to the **TERRACE** and access to a beautifully tiled **SHOWER ROOM**.





GARDEN LEVEL

The garden level accommodation is currently designed as a self-contained annex, perfect for private family living. This floor is currently laid out as an **OPEN PLAN KITCHEN** with access to the **LIVING ROOM**, **BEDROOM** and fully fitted **BATHROOM**. All rooms have patio doors with access into the private, peaceful garden with flower beds and decked area for outside dining. This versatile space also provides the opportunity for a variety of uses, for the new owners, such as a media room with gym or yoga studio as they wish.





GARDENS, PARKING & GARAGE

The property boasts a **CORNER PLOT POSITION** and benefits from private, **SOUTH FACING GARDENS** enclosed by established tall hedging and comprising extensive lawns with feature coastal stairway, low maintenance gravelled beds and attractive planting throughout. The **WRAPAROUND SUN TERRACE** and **TERRACE** are magnificent features of the property, both enjoying some of the finest coastal views across Torbay and incredible sunsets. The terraces provide the perfect space for al-fresco dining, entertaining and relaxing to the sound of birdsong and the sea on a still evening. Ocean Marine House offers ample parking, with a paved **FORECOURT** to the front with space for several vehicles, plus a separate **TARMAC PARKING AREA** to the side, ideal for a motorhome/campervan or boat. The **DOUBLE GARAGE** with Hormann door benefits from a personal door into the main property, so could be converted to provide additional living space if required (subject to the usual permissions).





LOCATION – Thatcher Avenue is a desirable and exclusive residential address in Torquay and is within a short walking distance of the Southwest Coastal Path, Thatcher Point, Meadfoot and Hopes Nose. Local amenities are nearby at Wellwood, a delightful and quiet area of Torquay providing a range of boutique shops, restaurants, post office, pub, and a primary school.

Torquay offers year-round leisure pursuits including sailing and water sports, tennis, bowls, golf and indoor activities such as gyms, squash and swimming at the English Riviera Centre. There are a wide choice of scenic walking and hiking locations in and around the area along the coastal paths, Cockington Country Park and further inland at Dartmoor National Park. Torbay has good travel links including the South Devon Highway bypass from Torquay providing direct access to the A380/M5. Exeter and Bristol Airports can be easily reached and provide an array of national and international flights. Torquay and Newton Abbot railway stations run regular services to major hubs such as Bristol, Oxford and London Paddington.

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.