



72 Ilsham Road



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Torquay, Devon TQ1 2HY

Dartmouth 11 miles Exeter 23 miles Totnes 8 miles

Located in what must be one of the premier areas, this wonderful detached property is set in the heart of Ilsham Valley. Within just a few minutes' walk can be found the sea and beach at Meadfoot and the South West Coastal footpath hugging Ilsham Marine Drive and leading to the beach at Ansteys Cove.

- Four Bedroom Detached Family Home
- Sweeping Drive & Double Garage
- Stunning Views Over Meadfoot Green
- Plot Measuring Approx 1 Acre
- Presented in Excellent Order Throughout
- Close to Meadfoot Beach
- Council Tax Band G
- Freehold

Guide Price £875,000

## SITUATION AND DESCRIPTION

Located in what must be one of the premier areas, this wonderful detached property is set in the heart of Ilsham Valley. Within just a few minutes' walk can be found the sea and beach at Meadfoot and the South West Coastal footpath hugging Ilsham Marine Drive and leading to the beach at Ansteys Cove. Nearby, Wellswood can be found with its shops including a Post Office, Co-op, Patisserie and Deli, restaurants, the popular Ilsham primary school, local attractions and a large park. A local link bus service operates in the area.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

This well-presented four bedroom detached family home occupies a prominent position with a plot measuring approximately 1 acre, overlooking Meadfoot Green and the wooded hills that border it. The property accommodation briefly comprises four double bedrooms, three reception rooms a modern fitted kitchen and two bathrooms. A sweeping driveway leads directly to a double garage with side access to a level garden to the side and up to a sloping rear garden with established trees, flowers and shrubs.



## ACCOMMODATION

Access to the property is via steps leading from the driveway with a double glazed door giving way to the entrance hall with feature hardwood stairs leading to the first floor and doors to all rooms.

The living room is a generously proportioned space with triple aspect windows, allowing natural light to flood the room and offering commanding views to the front aspect overlooking Meadfoot Green and beyond. Double glazed patio doors lead to the side aspect and to the front or up to the rear garden. The kitchen, positioned at the heart of the home, connects seamlessly to the sitting room and dining rooms. It features modern white gloss eye-level cupboards, matching base units under a granite work surface with an inset sink and drainer, integral Neff double oven and induction hob, inset dishwasher, and space for a fridge freezer. Additionally a utility area provides further storage options, room for a washing machine and a cupboard housing the hot water cylinder. The dining room provides ample space for a table and features a wood burner as its focal point, with double glazed patio doors leading to a level garden area with a covered seating area beneath a canopy. A connecting door flows into the sitting room, a light and comfortable space with windows to the front aspect offering stunning views the perfect spot for your morning coffee. Double glazed patio doors lead to the covered patio, and a feature gas fire completes this cosy and inviting room. Ascend the stairs to the first floor's generous landing area including an airing cupboard. Bedroom one is a spacious double with incredible views over Ilsham Valley and the greenery of the park below. Across the hallway, bedroom two is another good-sized double room with the same unobstructed stunning views. Bedrooms three and four are comfortable doubles with views to the rear over the expansive rear garden affording a good degree of privacy and seclusion. The family bathroom features a three-piece suite, supplemented by a modern fitted shower room with WC, washbasin, and shower cubicle. Presented in excellent order throughout this spacious family home would make the ideal choice for anyone looking in the local area boasting access to the beach and a popular independent High St.

## OUTSIDE

Accessed via Ilsham Road, the sweeping granite block driveway ascends through the secure electric gates to a convenient parking and turning space, leading to the double garage equipped with automated roller doors, lighting, power, and a Podpoint electric car charger. Steps rise to the front door, accompanied by a spacious terrace on the side, with access on either side of the property for ease of movement. The rear garden is thoughtfully landscaped, harmonizing with the surroundings and adorned with mature trees, plants, and shrubs. Sloping grassy areas ascend towards the rear boundary of natural woodland providing seclusion and a haven for wildlife for residents to enjoy. Located to the side of the property a level and landscaped area is complimented by a covered Veranda ideal for al fresco dining with raised beds and borders for anyone keen on growing their own whilst soaking in the far reaching views. The area is subject to TPO's and part of a protected wildlife corridor and urban landscape protection.

## SERVICES

Mains Water, drainage, gas and electricity. Standard, Superfast and Ultrafast broadband supplied by Openreach available in the area. Mobile Network available is EE.

## VIEWING

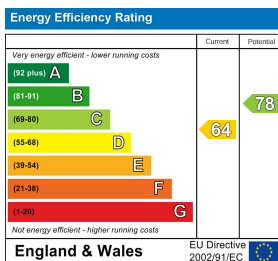
Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay office proceed around the harbour onto Victoria Parade and continue along this road as it turns into Beacon Hill and Parkhill Road, Pass the Yacht Club, at the crossroads turn right onto Meadfoot Sea Road and passing the beach on your right and into Ilsham Road where the property can be found on your right hand side opposite the Park.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

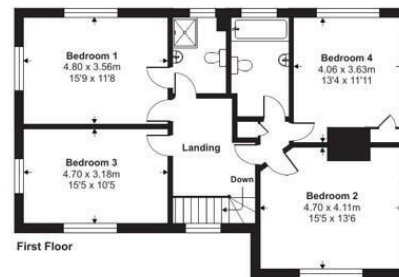


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TQ2 5EG

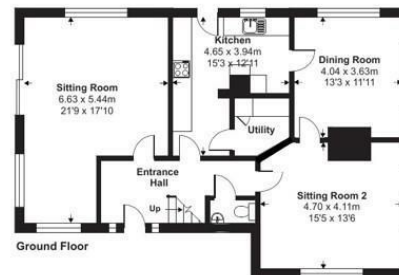
torquay@stags.co.uk

01803 200160

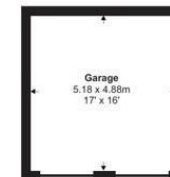
Approximate Area = 2012 sq ft / 186.9 sq m  
Garage = 270 sq ft / 25 sq m  
Total = 2282 sq ft / 211.9 sq m  
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2024. Produced for Stags. REF: 1081907



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