

JOHN COUCH
THE ESTATE AGENT

Alpine Cottage
Ilsham Marine Drive Torquay Devon
£585,000 Freehold



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A characterful, period home that has been ingeniously updated and extended to create exceptional living spaces, two double bedrooms and bathrooms, established gardens with terraced seating areas, summerhouse and a triple garage

- Sought-after location
- Detached period home
- Outstanding living spaces
- Cloakroom/WC
- Two double bedrooms
- En-suite and family bathroom
- Triple garage
- Terraced gardens with summerhouse

FOR SALE FREEHOLD
Built c1930 the cottage style exterior conceals a property where spatial imagination has transformed the original cottage into a stylish home for modern living whilst still preserving the essence of its historic roots. This immaculately presented home has excellent living spaces and two double bedrooms and bathrooms with a series of garden areas set over three levels providing privacy and sunny spaces for relaxation with views across Ilsham Valley towards the sea.

LOCATION
Ilsham Marine Drive is one of Torquay's premier roads, located away from Torquay town in a sheltered valley that leads to the sea and the headland peninsula of Ilsham where the South West Coastal path provides spectacular walking opportunities. This sought after location is close to the village style community of Wellswood with its church, school, pub and restaurants. The beaches at Anstey's Cove and Meadfoot, both with waterfront cafes, are also close by.

INTERIOR
Alpine Cottage is in an elevated position set behind a stone wall where a private gated entrance opens to steps rising to a small, gravelled garden.

The traditional front door is inset providing a natural porch and opens to a hallway which in turn opens to the living spaces which are all inter-connected yet carefully zoned to provide functional spaces with an open plan feel. The current configuration has a formal dining area located to the front of the house where there is space for a large dining table and chairs and excellent southerly views over Ilsham Valley. From here the room opens to a sitting room where a fireplace with solid wood surround has a cast iron Chesney wood burning stove creating a cosy focal point for the winter months.

A step leads down to an occasional seating area naturally illuminated by a Velux rooflight, from where sliding doors open to a conservatory which is perfect for casual dining and gives access to an outside log store on one side and access to the lower courtyard garden on the other. Period style units provide built-in storage and conceal an integrated fridge and integrated washing machine. Adjacent to this room is a cloakroom/WC.

The kitchen is a lovely bright room with natural illumination provided by a window overlooking the courtyard and a Velux skylight. This fully fitted kitchen has been expertly planned with a full complement of wall and base units with integrated appliances including a five burner gas hob fitted at a dropped level which cleverly echoes the range style cookers of a bygone era. It also boasts a freezer, fridge, dishwasher, built-in Neff oven and combination microwave oven. The polished granite countertops extend to provide a space for bar stools offering a contemporary space for casual dining.

Adjacent to the kitchen is a conservatory which provides a sunny spot to relax and enjoy the views over the garden with double doors opening to the front and a further single door to the rear giving easy access to the gardens.

Returning to the hallway, stairs rise to the first floor where there are two double bedrooms and two bathrooms. To the front of the house is the principal bedroom which has southerly views over the valley towards the sea and where there is a built-in double cupboard and a wall of wardrobes providing excellent storage space. The en-suite shower room has a double-width walk in shower, a granite shelf and built-in cupboard.

Bedroom two is located to the rear where windows overlook the garden and flood the room with natural daylight. This bedroom has been cleverly fitted with wardrobes, shelving and drawer units which make an ideal vanity area or works equally well as a desk providing a small home office space. Completing the accommodation at first floor level is a well-fitted family bathroom.

OUTSIDE
The gardens are a real feature of the property designed to provide areas for relaxation and enjoyment of views over Ilsham Valley. Adjacent to the house is a large, decked terrace which sits above the garage and is ideally placed to capture the maximum amount of available sunshine throughout the day.

This expansive area provides a very private space in which to relax or entertain family and friends. From the terrace a pathway leads to a small gravel area which conceals a garden shed, from here steps rise through a rockery to the summer house with power and light which provides a stylish space for enjoyment of the garden and views throughout the year. Further steps rise to another terrace where the views extend down the valley towards the sea.

An extra-large garage is located adjacent to the house providing parking for up to three cars or two cars and a workshop area. The garage has an automated up and over door and there is power and light fitted.

RESORT / AREA
Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS
Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired boiler serving radiators with under floor heating to kitchen and adjacent conservatory.

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2026/2027 £3,002.98)

MOBILE PHONE COVERAGE 02 EE, Three and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)





















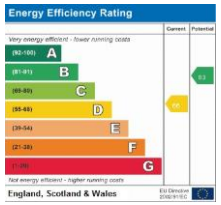


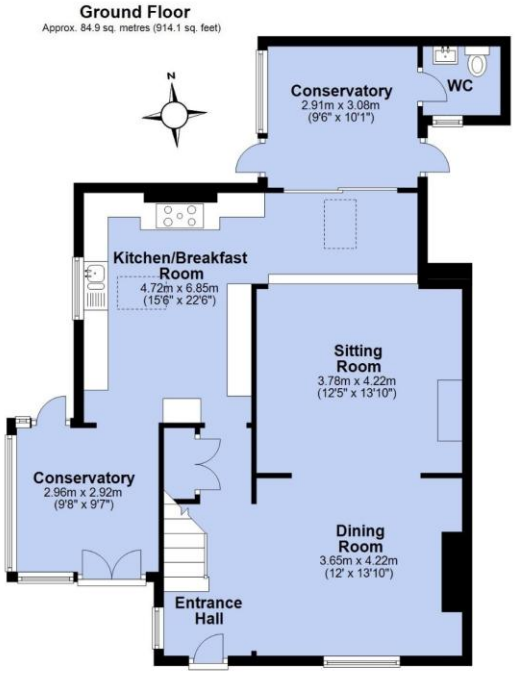


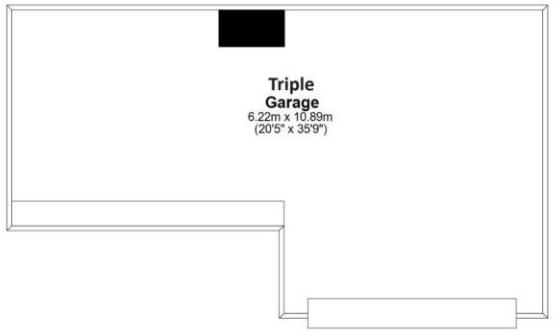


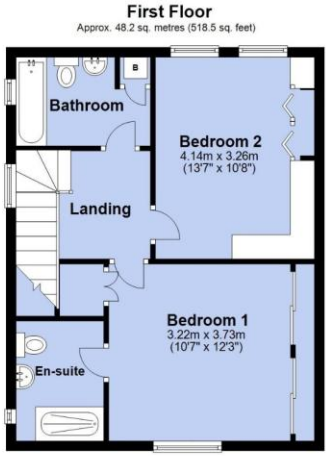












Total area approximately 133.1 sq. metres
(1432.6 sq. feet) excluding garage

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.