



**JOHN COUCH**  
THE ESTATE AGENT

Broad View 11a Whidborne Avenue  
Torquay Devon

**£1,295,000 Freehold**



Broad View I Ia Whidborne Avenue  
Torquay Devon TQ1 2PG

£1,295,000 Freehold



Designed to take advantage of its coastal location and elevated position this bespoke home has stunning views that stretch from Lyme Bay to Tor Bay, with exceptional living spaces that are enhanced by an indoor pool complex, south facing gardens, a gated driveway, garage and car port

#### FOR SALE FREEHOLD

A well-planned bespoke home offering over 4,400 sq. ft of accommodation that unfolds over three levels, with excellent living spaces at entry level, four bedrooms and three bathrooms to the first floor and a leisure complex with indoor pool at garden level.

The architectural design allows for an abundance of natural light to flow and for enjoyment of the wonderful views that stretch around the headland from Lyme Bay to Tor Bay. Outside is a driveway, garage and carport and to the rear there is a large sun terrace, balcony and well-established mainly level, south west facing gardens.

#### LOCATION

Whidborne Avenue is set away from Torquay town on the peninsula of Ilsham which is one of Torquay's most prestigious locations. The South West Coastal path runs close by taking walkers to Meadfoot beach and beyond in one direction and Anstey's Cove in the other.

Sought after for its peaceful ambience and stunning views there is easy access to the nearby village style community of Wellswood, with its church, school, pub, French patisserie, delicatessen, restaurants, cafes and shops. Ansteys Cove and Meadfoot Beach both have parking and beach cafes with waterside terraces.

#### INTERIOR

To the front of the house are three elegant archways that give an attractive Spanish character to the home and provide a practical covered entrance. This Spanish influence can be felt throughout the house with beautiful carved doors, archways and detailed tiled and wooden floors.

The front door opens to an entrance hall that expands out to reveal a double-height ceiling and a curved staircase that instils a wonderful sense of grandeur.

This spacious hallway is indicative of the quality and generous proportions found within the home and creates a welcoming space for greeting family and friends.

At entry level the living spaces all radiate from the hallway with the clever design of the home ensuring that the principal living spaces all enjoy the stunning bay views and have access to the large south-facing terrace.

The sitting room is a well-proportioned room that spans the width of the house with windows to the front and bi-fold doors to the terrace with the adjacent dining room also having patio doors to the terrace. The kitchen/breakfast room has been beautifully fitted with an excellent range of bespoke units that conceal many integrated appliances with a large central island the perfect spot for breakfast and casual dining.

VIEWING BY APPOINTMENT ONLY

The kitchen opens to a snug where full length windows frame the stunning sea views and patio doors open to the terrace.

At entry level there is also a study, utility room with plumbing for laundry appliances, storage, cloaks cupboards and a cloakroom/WC.

The curved staircase rises to the first floor where the galleried landing gives access to the bedrooms and bathrooms. The large principal bedroom is fitted with a range of furniture including wardrobes and multiple sets of drawers, the large en-suite bathroom incorporates a free-standing bath, walk-in power shower and television.

Patio doors open to a balcony where the panoramic views of the sea take in the headland of Berry Head and the surrounding coastline.

At the head of the landing bedroom three has both a Juliette balcony and window capturing the sea and coastal views. It also has a built in wardrobe.

Continuing along the landing a door opens to reveal bedroom two and bedroom four which together with the contemporary bathroom can be used as self-contained guest suite. Bedroom two has a projected bay window and patio doors opening to a Juliette balcony framing the fabulous bay views.

Bedroom four and the study/hobbies room both have lovely views into Lyme Bay. Completing the accommodation is a superb family bathroom with free-standing bath and walk-in power shower.

At garden level the superb indoor pool has a wave machine and there is an adjacent games room/gym. Large windows provide excellent light and doors open to the garden. At this level there is also a shower room, sauna and separate WC.

### **OUTSIDE**

Accessed from all the living areas is a south-west facing terrace where views of the garden and around the bay can be enjoyed. This is the perfect spot for relaxing in sun loungers or for dining al-fresco.

The garden to the rear has a large level lawn enclosed by a stunning range of mature shrubs and plants that provide interest and colour through the seasons. Steps lead down to a further level lawn where there is a concealed sun terrace, vegetable plot, summerhouse and compost heap.

Broad View is set behind secure automated gates where there is parking for multiple vehicles. A single garage and car port provide covered parking. Adjacent to the garage is a large storage room/wine store with a window, meter and boiler cupboards and door to the garage. External access to the garden is provided by gated steps to either side of the house.

### **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. Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events. These include including music festivals, open air cinema, outdoor theatre the Agatha Christie Festival, an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed. 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.

### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach.

The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators

**CURRENT PROPERTY TAX BAND G** (Payable Torbay Council 2026/2027 £4,094.98)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) Ultrafast (FTTP) (Estimated Ofcom Data)





















**Approximate Gross Internal Area 4413 sq ft - 410 sq m**

(Excluding Garage)

Lower Ground Floor Area 1487 sq ft – 138 sq m

Ground Floor Area 1487 sq ft – 138 sq m

First Floor Area 1439 sq ft – 134 sq m

Garage Area 245 sq ft – 23 sq m



Lower Ground Floor

Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(48-54)	E	
(39-44)	F	
(21-38)	G	
Not energy efficient - higher running costs		
England & Wales	72	75
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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