



ABSOLUTE



Pear Tree House, Ilsham Road

Torquay

Pear Tree House is a standout detached home in one of Torquay's most desirable coastal locations, offering an impressive three-bedroom main residence, a spacious self-contained one-bedroom annexe, extensive parking, a garage and a beautifully landscaped garden of exceptional size and seclusion.

Set behind a characterful stone frontage, the property is approached over a broad block paved driveway providing ample parking for at least five vehicles, with space suitable for larger vehicles and potentially a boat. The house has an attractive, private feel from the outset, with a covered porch leading through a composite front door into a welcoming reception hallway.

The main house has been thoughtfully refurbished and improved by the current owners, blending quality contemporary finishes with warm natural materials and character detail. Solid oak flooring runs through much of the ground floor, complemented by solid oak window sills, stripped natural wood doors and carefully chosen designer light fittings, which the vendors intend to leave as part of the sale.



GARDEN

The garden is, without question, one of the defining features of Pear Tree House. Beautifully landscaped and meticulously maintained, it is unusually large for the area and enjoys a high degree of privacy, with mature trees, sculpted hedging and established planting creating a peaceful, almost enclosed garden setting. The main lawn is framed by a wonderful selection of trees and shrubs, including magnolia, yew, pittosporum, fir, apple, bay and palm trees. The sunny orientation allows the planting to thrive, while the overall layout offers several areas to sit, dine and enjoy the garden at different times of day. From the house, the composite deck steps down between sculpted hedging, bay palms and a striking acer, with the limestone terrace creating an additional entertaining area. To the far corner of the garden, the owners have added a further patio which enjoys the sun until sunset. The rear view looking back towards the main house is particularly attractive, showing the scale and quality of the garden beautifully. Practical features include double-gated access from the driveway, outside power, outside tap, a separate water meter for the garden, a storage shed, additional storage area and a greenhouse, which is also staying as part of the sale. The garden is also fitted with carefully positioned lighting, including coloured lights around the decking and white accent lighting through the garden, giving the outside space a lovely evening atmosphere.



DRIVEWAY

5 Parking Spaces

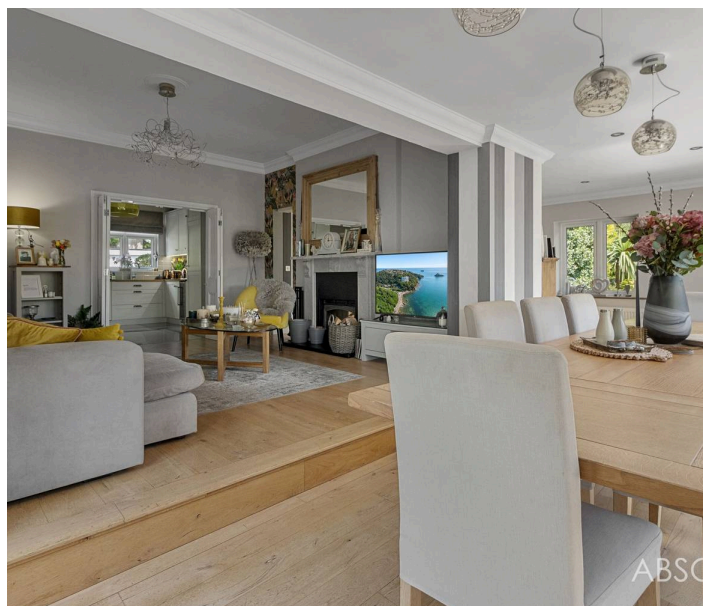
GARAGE

Single Garage

Pear Tree House, Ilsham Road

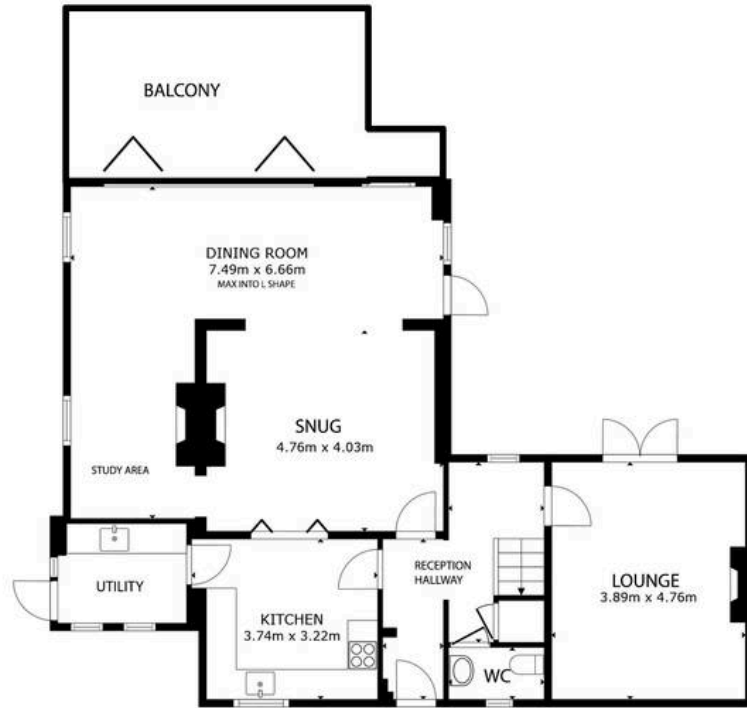
Torquay

- Outstanding Ilsham Road address close to Anstey's Cove, Meadfoot Beach, Ilsham Green and Wellswood.
- Detached three-bedroom main residence with three bathrooms and beautifully presented accommodation.
- Spacious self-contained one-bedroom annexe on the same title and plot, ideal for multi-generational living.
- Large landscaped garden with excellent privacy, mature planting and a superb sunny orientation.
- Extensive block paved driveway providing parking for at least five vehicles.
- Light-filled dining area with five-panel bi-folding doors opening onto a large composite deck.
- Shaker-style kitchen with solid oak worktops, integrated appliances and separate utility/laundry area.
- Principal bedroom and second bedroom both enjoy garden views and their own en-suite shower rooms.
- Garage with power, lighting, mezzanine storage and useful appliances included within the sale.
- Beautiful outside entertaining spaces including composite deck, limestone terrace, sunset patio and garden lighting.

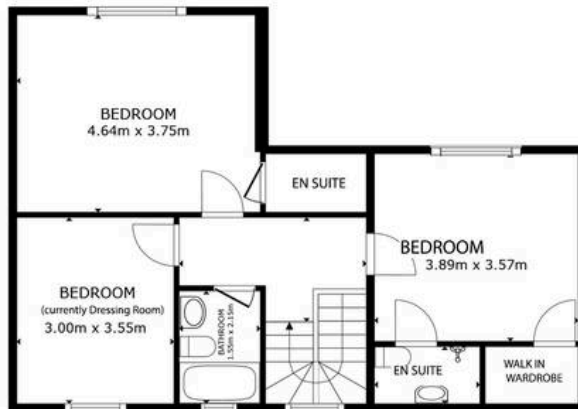








GROUND FLOOR



FIRST FLOOR



ANNEXE





Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

