



JOHN COUCH
THE ESTATE AGENT

Sans Souci | Thatcher Avenue
Torquay Devon

£2,500,000 Freehold



Sans Souci | Thatcher Avenue
Torquay Devon TQ1 2PD

£2,500,000 Freehold



Of individual design this detached property offers a spacious five bedroom home on one level with unobstructed panoramic views of Lyme Bay and Tor Bay with expansive living areas, guest/staff apartment, garage, driveway parking and swimming pool set in beautiful landscaped gardens

FOR SALE FREEHOLD

The property is set on one of the original plots in this exclusive and sought after location, Sans Souci is a unique single storey home positioned to capitalise on the bird's eye views that it's elevated location allows.

The internal spaces open out over 3000 sq. ft and were conceptually designed for an accessible social feel whilst retaining distinctly functional areas.

The thoughtful design allows abundant natural light to flow with expanses of glass framing coastal views with the layout allowing easy access to the gardens and terraces.

The main house is laid out over one level where a series of reception rooms flow into each other with the kitchen, sitting room and sun room being perfectly orientated to take in the immersive sea views.

Glazed doors are positioned to give seamless access to the outside spaces where the terraces provide perfect areas for relaxation or for hosting family and friends whilst enjoying the unsurpassed bay views.

The contemporary kitchen, with its corner window and island unit, is the perfect place for casual dining whilst the patio doors opening to the south facing terrace makes for effortless outside entertaining.

The house has five bedrooms (one is currently fitted out for use as a dressing room). Three bedrooms have windows framing coastal views with the remaining two bedrooms enjoying attractive garden views.

The house has two large bathrooms, one with a bath and separate shower and there is an additional cloakroom/WC.

To the lower level is a self-contained guest suite/staff apartment with open plan living space incorporating a fully fitted kitchen, a bedroom and en-suite shower room. The integrated garage provides parking and there is a fitted utility area to the rear.

The landscaped gardens wrap around three sides of the house and have been beautifully maintained to provide a peaceful haven with areas designed for al-fresco dining or quiet contemplation of the stunning views.

Steps rise to the top of the garden where a swimming pool sits within a large terrace where outstanding views from the coastline at Lyme Bay in the east to the Berry Head Lighthouse and beyond to the south westerly aspect can be enjoyed.

Underneath the house is a large store room which is ideal for housing outdoor cushions, games and other garden paraphernalia.

VIEWING BY APPOINTMENT ONLY

LOCATION

Thatcher Avenue is set away from Torquay town on the peninsula of Ilsham in one of Torquay's most prestigious locations. The South West Coastal path runs past the house 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 community of Wellswood, with its church, school, pub, French patisserie, delicatessen, restaurants, cafes and shops. Anstey's Cove and Meadfoot Beach both have parking and beach cafes with waterside terraces.

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 including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and 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 being a natural safe haven 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.

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, Plymouth and the M5 motorway. The international airport at Exeter is 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 H
£4,913.98 (Payable Torbay Council 2026/2027)

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















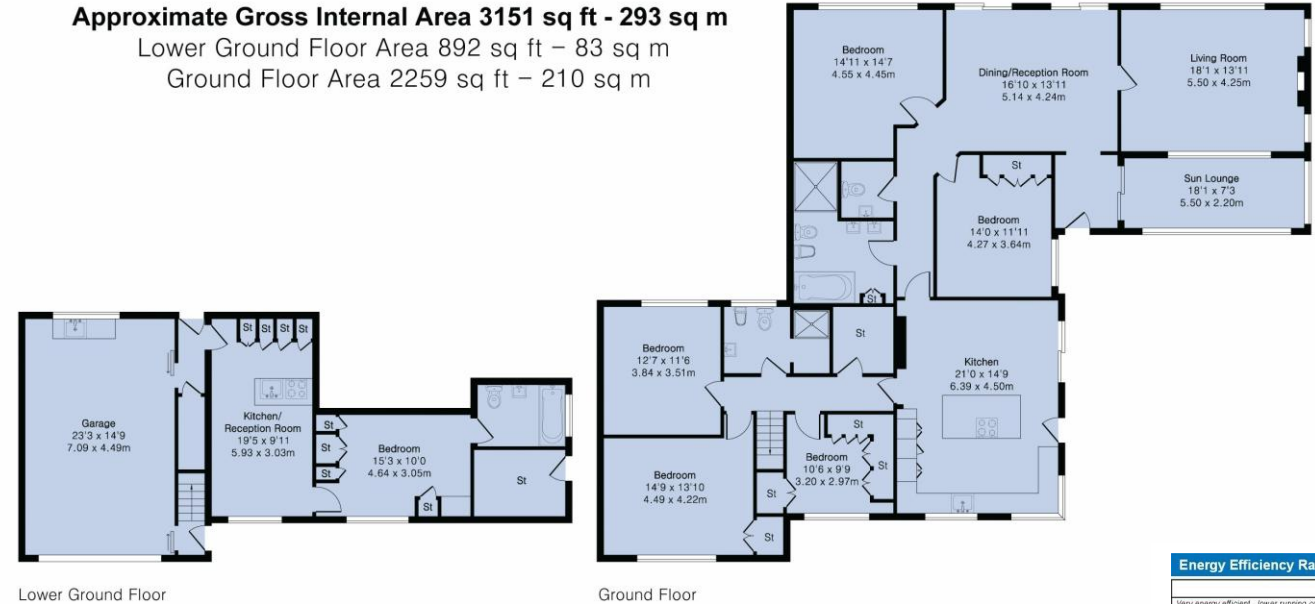








Approximate Gross Internal Area 3151 sq ft - 293 sq m
 Lower Ground Floor Area 892 sq ft – 83 sq m
 Ground Floor Area 2259 sq ft – 210 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	70
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

www.johncouch.co.uk

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 effect your decision to buy, please contact us before viewing the property.