



JOHN COUCH
THE ESTATE AGENT

Aquarius Ilsham Marine Drive
Torquay Devon

£1,295,000 Freehold



Aquarius Ilsham Marine Drive Torquay Devon TQ1 2PN

£1,295,000



Beautifully appointed detached home, presented in immaculate order, enjoying a peaceful setting, with a pool, terraces and summer house for enjoyment of outdoor relaxation

Entrance vestibule ■ Entrance hall ■ Lounge ■ Dining room
Kitchen/breakfast room ■ Cloakroom ■ Utility room
4 bedrooms ■ Bedroom (5)/study ■ En-suite bathroom ■ Bathroom
Double garage ■ Swimming pool ■ Summer house ■ Gardens

FOR SALE FREEHOLD

Beautifully appointed and presented in immaculate order, Aquarius offers the opportunity to acquire a mature detached house overlooking its gardens through Ilsham Valley towards the sea. It benefits from a recently installed kitchen, its bespoke design carefully considered for both cooking and casual entertaining. The property is approached through a secure gated entrance, the driveway rising to the front of the property, offering parking and leading to the garaging.

The front door opens to an entrance vestibule and hallway leading to the lounge, overlooking the gardens and providing differing seating zones to the front and rear. The dining room leads to the kitchen and the newly created utility room, together with access to the garage. The principal bedroom has a range of fitted wardrobes, extending to a dressing area and en-suite bathroom, bedrooms two and three have views of Ilsham Valley, bedroom four overlooks the rear garden, bedroom five is currently used as a home office. The accommodation concludes with a family shower room.

The gardens complement the setting of this exceptional home, to the rear incorporating a swimming pool, terracing and summer house offering space for outdoor relaxation.

Hugging the headland promontory, Ilsham Marine Drive forms part of the South West Coastal footpath, winding its way in a semi circle from Meadfoot Beach to Ilsham Valley, capturing panoramic views of the sea, coastal woodland and distant hillsides. Wellwood, sought after for its friendly and caring ambience, has a wide range of amenities.

The infrastructure of Torquay supports excellent schooling, hospital care, diverse shopping and leisure opportunities together with an ever improving dining culture. The town has an award winning marina, cricket, rugby and golf clubs, together with a National League football club.

Communication links include a direct rail service to London Paddington joining with the inter city service at Newton Abbot, and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Feature teak-wood front doors, double glazed side panels, into **ENTRANCE VESTIBULE** Ceramic tiled floor. Cupboard with shelves. Glazed doors into **ENTRANCE HALL** Coved ceiling, inset ceiling lights, skylight. Cloaks cupboard, hanging rails and shelves. Porcelain high gloss tiled floor.

LOUNGE Double glazed windows overlooking the front garden and Ilsham Valley towards the sea, two skylights, high level double glazed window to the side. Oak boarded floor. Cast iron log burner, solid oak mantle over. Feature solid oak triangular shelf, recess with book shelves. Deep coved ceiling, inset ceiling lights. Two tall wall mounted radiators. Double glazed sliding patio door, side panel, opening to the rear garden. Radiator.

VIEWING BY APPOINTMENT ONLY

DINING ROOM Double glazed window overlooking the garden, double glazed window to the side. Arched cupboard with glass doors and shelves, cupboards beneath. Oak boarded floor. Deep coved ceiling, four wall light points. Understairs cupboard, hanging rail. Radiator.

KITCHEN/BREAKFAST ROOM Double glazed window overlooking the rear garden. Neolith stone work tops, units beneath and over with soft closing drawers and cupboards. Inset deep square composite sink, mixer tap, integrated Siemens Zeolith dishwasher. Centre island unit with work top, large soft closing pan drawers, smaller cupboard beneath, two pendent lights over, extending to a wood effect work surface with space for dining stools, pull up power and USB points. Siemens induction ceramic hob (with WiFi feature), extractor hood over. Deep recess fitted with combination microwave oven (with WiFi feature). Electric fan oven beneath. Recess fitted with fridge/freezer, recessed triple food storage cupboards with shelves and drawers. Porcelain tiled floor, under floor heating. LED spotlights.

CLOAKROOM WC with concealed cistern, display niche over, corner wall mounted wash basin, splashback, mixer tap. Inset ceiling lights. Ceramic tiled floor.

UTILITY ROOM Double glazed window to the rear. Neolith stone work top with inset single drainer stainless steel sink, washer/dryer.

FIRST FLOOR ACCOMMODATION From the entrance hall staircase with traditional handrail and spindles rises to the first floor. Radiator.

BEDROOM (1) Double glazed sliding door, side panel, overlooking the garden and Ilsham Valley towards the sea. Fitted double and single wardrobes, elongated polished steel handles, chest of drawers, bedside cabinets, bedhead and dressing table with bevelled mirror. Radiator. **DRESSING AREA** Two double wardrobes. **EN-SUITE BATHROOM** Double glazed window, obscure glass. Villeroy and Boch fittings. Panelled bath, centre mounted mixer tap, walk-in shower, glass shower screen, vanity unit with wash basin, mixer tap, cupboard beneath, mirror over with illumination, recess fitted with glass shelves, recess housing the WC with concealed cistern. Wall mounted ladder style plumbed chrome towel rail/radiator. Extractor fan. Ceramic tiled floor, underfloor heating.

BEDROOM (2) Double glazed window with views overlooking the garden and Ilsham Valley towards the sea. Fitted double wardrobe, one mirrored door. Coved ceiling. Radiator.

BEDROOM (3) Double glazed window with views overlooking the garden and Ilsham Valley towards the sea. Double and single fitted wardrobes, two mirrored doors, recess with vanity unit wash basin, cupboard beneath, tiled surrounds, mirror. Coved ceiling. Radiator.

BEDROOM (4) Double glazed window to the rear garden. Fitted wardrobes to one wall with sliding doors. Deep coved ceiling. Oak boarded flooring.

BEDROOM (5)/STUDY Double glazed window overlooking the garden and Ilsham Valley towards the sea. Oak boarded flooring. Coved ceiling. Radiator.

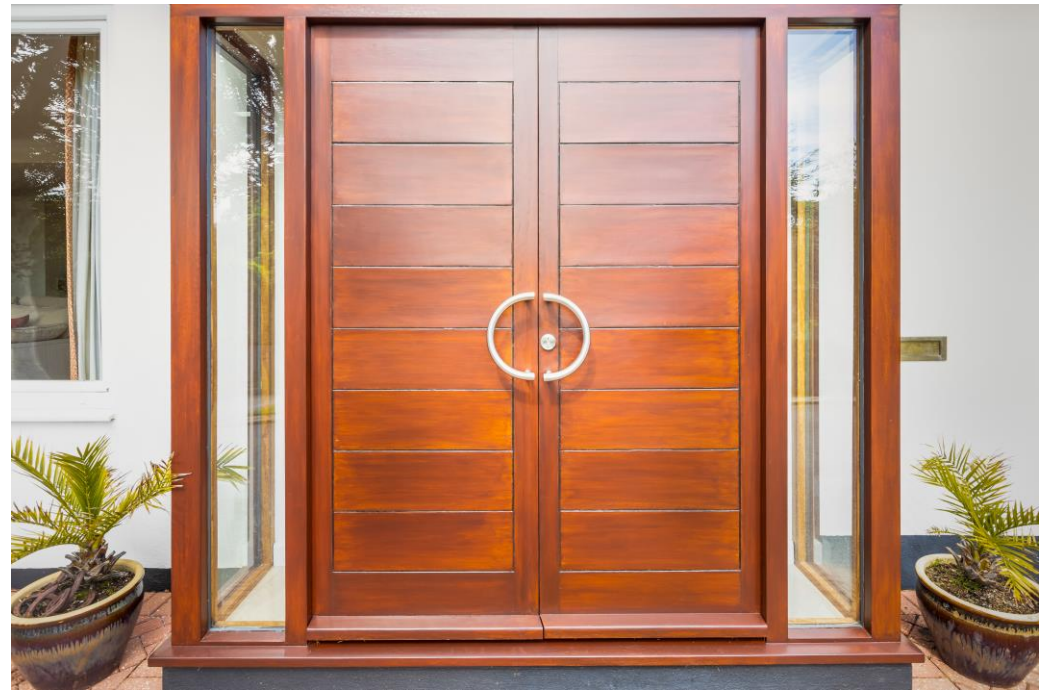
BATHROOM High level double glazed window, obscure glass. Fully tiled walls. Villeroy and Boch fittings. Corner shower cubicle, two sliding doors, plumbed shower unit, vanity unit with wash basin, mixer tap, mirror with illumination over, shaver socket, close coupled WC. Wall mounted chrome ladder style plumbed towel rail/radiator. Access to loft. Inset ceiling lights. Ceramic tiled floor, under floor heating.

OUTSIDE Automated wrought iron gates from Ilsham Marine Drive open to a gently curving driveway leading to parking for several cars with access to the **DOUBLE GARAGE** 22'8 x 18'1. Shutter style up and over door, Altro whiterock panelling to the walls, spotlights, specialist flooring. Wall mounted gas fired central heating boiler. The garden to the front is laid to lawn, planted with a variety of shrubs and trees. The garden to the rear is laid to lawn, planted with mature shrubs and trees rising gently to the boundary. **SWIMMING POOL** with flagstone surrounds, small building housing the pool equipment. Loggia covered barbecue area. **SUMMER HOUSE** surrounded by decking with wooden balustrading, garden shed.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators, electric under floor heating to the kitchen, utility, cloakroom, bathroom and shower room.

CURRENT PROPERTY TAX BAND G (Payable 2021/2022 £3279.27).

VIEWING By appointment with the Vendors













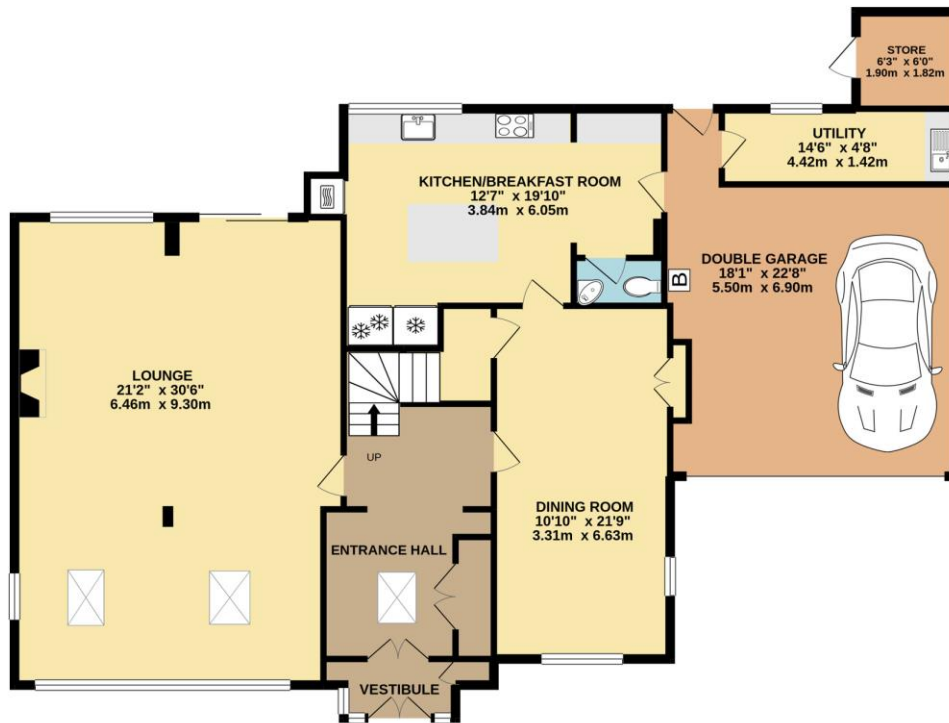








GROUND FLOOR
1727 sq.ft. (160.4 sq.m.) approx.

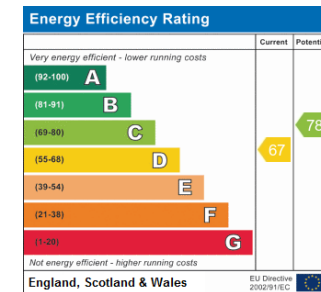


1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 2699 sq.ft. (250.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 effect your decision to buy, please contact us before viewing the property.