



JOHN COUCH
THE ESTATE AGENT

11 Thatcher Avenue
Torquay Devon
£1,995,000 Freehold



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Torquay Devon TQ1 2PD

£1,995,000



Of individual design the property offers a contemporary family home with superb views across Tor Bay providing expansive living space with an outstanding garden room and triple garage

FOR SALE FREEHOLD

Set on one of the original plots in this exclusive location this outstanding home is positioned to capitalize on its picturesque outlook. The impressive internal living space spans to over 4000 sq ft and was conceptually designed for an open social feel whilst retaining distinctly functional areas.

The architectural design allows abundant natural light and the enjoyment of wonderful bay views, with the house gradually revealing itself over different levels, providing multiple living areas and four large bedrooms all with en-suite facilities. The terraces and gardens are perfect for relaxing and entertaining whilst enjoying the marine views. Approached through an electric gated entrance the driveway leads to the integral triple garage with automated door, whilst the driveway itself has space for parking at least 4 cars.

The front door opens to a spacious entrance hall with storage areas (one originally intended to provide a lift shaft), there is access to the integral garage and stairs which rise to the ground floor. From the hallway glass double doors lead to the impressive sitting room which was designed to maximise natural light and display the wonderful views through the expanses of glass. Doors from here lead to the large glass fronted terraces, which provides the perfect place to relax and enjoy the views.

A small flight of steps leads descends to the family room which currently houses a pool table and has direct access to both the outside terrace to the front and to the courtyard and garden to the rear.

The spacious well planned kitchen has some fitted Miele appliances and space for a fridge freezer. A wonderful kitchen island for casual dining takes centre stage. The kitchen transcends into a family area which seamlessly joins by means of glass doors to the dining room, which enjoys sea views from the full length windows.

From the hallway bi-fold doors not only flood this area with light but give access to a fabulous courtyard with built-in seating set around a sunken fire pit.

A short flight of steps from the rear of the kitchen lead to a well fitted utility room with a large boiler/airing cupboard and access to the rear garden.

VIEWING BY APPOINTMENT ONLY

From the hallway a separate flight of steps leads to a cloakroom and superbly fitted study with views to the garden. A door leads to the rear garden.

Ascend the main staircase to emerge on a landing that leads via a suspended walkway to a wonderful open sitting room which provides an oasis of calm with fabulous views.

Adjacent to this area is the principal bedroom beautifully fitted with a range of furniture including hanging space and multiple sets of drawers. There are views of Tor Bay and a well fitted ensuite bathroom with a bath, double width shower, large inset basin and a bidet.

To the other side of the sitting room is bedroom two which has expansive corner windows giving exceptional views directly across the bay. A further apex window floods the room with light. There is a contemporary ensuite shower room, and high quality fitted wardrobe and furniture.

Back along the suspended walkway are two further bedrooms. One enjoying bay views, both have fitted furniture and contemporary ensuite shower rooms.

OUTSIDE

The outside spaces unfold as a series of garden rooms, providing this home with multiple areas for relaxation, al-fresco dining, and sea gazing.

There are terraces to the sunny front aspect which also enjoy wonderful views. To the side of the house are two courtyards at different levels.

To the rear of the house is a lawned area with a pathway leading to a weather boarded garden building creating a fabulous entertaining space complete with a fully fitted bar. This versatile building sits on its own decked terrace with views of Tor Bay.

The house also has the benefit of a universal EV charger point adjacent to the garage.

Position

Thatcher Avenue is set away from Torquay town on the isthmus of Ilsham in one of Torquay's most prestigious locations. 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, restaurants, cafes, and shops. From Wellswood the road winds gently through Ilsham valley towards Meadfoot Beach where you will find parking, a beach cafe, and the stunning Regency Crescent that is home to the Osborne Hotel.

Location

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world-class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

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.

The excellent communications links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides 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 and under floor heating.

CURRENT PROPERTY TAX BAND H
(Payable 2022/2023 £4,056.83)

VIEWING By appointment with the Vendors Agents













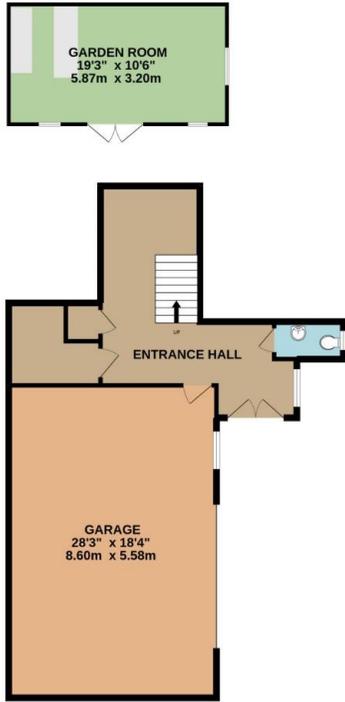








LOWER GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



GROUND FLOOR
1883 sq.ft. (174.9 sq.m.) approx.



1ST FLOOR
1372 sq.ft. (127.4 sq.m.) approx.



TOTAL FLOOR AREA : 4048 sq.ft. (376.1 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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Energy Efficiency Rating		Current	Possible
Less energy used - lower running costs			
101-150	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		

Net energy efficient - higher running costs

England, Scotland & Wales



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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.