



**JOHN COUCH**  
THE ESTATE AGENT

14 Kilmore  
Ilsham Marine Drive Torquay Devon

**£400,000 Leasehold**





# 14 Kilmore

## Ilsham Marine Drive Torquay Devon TQ1 2HU

### £400Li,000



### **Creatively styled marine apartment with 2 bedrooms having outstanding beach and bay views providing a stylish and contemporary home**

Entrance hall ■ Sitting/dining room ■ Kitchen  
2 bedrooms ■ Bathroom ■ Cloakroom  
Enclosed balcony ■ Residents gardens  
Undercover parking ■ Visitors parking

#### **FOR SALE LEASEHOLD**

Set within beautiful and extensive private grounds, in one of Torquay's most desirable marine locations, 14 Kilmore is a luxury apartment perfectly positioned to take advantage of the beach and bay views. This immaculate residence has been skilfully renovated and re-modelled and now radiates the essence of stylish seaside living.

#### **POSITION**

Ilsham Marine Drive is one of Torquay's most desirable locations, set slightly away from Torquay town on the headland peninsula of Ilsham with Kilmore being positioned to capitalise on the exceptional views. Sought after for its peaceful ambiance and stunning bay views it is close to the friendly village style community of Wellswood with its church, school, pub, restaurants and shops. The south west coastal path is also on the doorstep and leads to the popular beach at Meadfoot with its colourful beach huts and beach café with waterside terrace.

#### **INTERIOR**

From the smart communal entrance, the lift or stairs provide access to the fifth floor where the lobby opens to give access to No.14 and just one other residence. The original front door has been restored and enhanced with an over-sized contemporary stainless-steel handle, a feature that sets the scene and illustrates the high attention to design detail apparent throughout this striking home.

On entering the apartment, you are transported to a minimalist gallery-like setting where the artwork is the dramatic views framed by the extra-large windows. The hallway has a large mirror fronted cupboard which combined with the matt white walls bounces the abundance of natural light creating a Mediterranean luminosity to the space.

The living area is spacious enough for both relaxed seating and dining furniture and the oversized windows provide dramatic views from the wooded coastline below, across to the beach at Meadfoot following the curve of the bay to Berry Head and around as far as Thatcher Rock.

This captivating view changes throughout the day as the sun sets the scenery is further enhanced by the twinkling lights of the bay and flashing sweep from the beam of the Berry Head lighthouse. At the end of the living room a door opens to the enclosed balcony which now provides a sun room and where the windows frame the same stunning views and slide open to allow available sunlight to pour in.

The kitchen is accessed from the hallway and is a design statement which thoroughly compliments the aesthetic of the original building but with a 21<sup>st</sup> century twist. The clean lines and minimalist design are enhanced by flowing quartz worktops that not only mould seamlessly into a sink but cleverly provide a superb casual dining space. A full range of appliances are neatly integrated and the hot water tap usefully negates the need for a kettle. The kitchen window overlooks the gardens and wooded grounds to the front and the opposite wall has been punctured to allow a large opening to the living space and a vista through to the enviable marine views beyond.

**VIEWING BY APPOINTMENT ONLY**



The apartment has two double bedrooms both with built-in wardrobes. The principal bedroom has a wall of wardrobes and was designed so that the bed can be positioned to take full advantage of the stunning bay views which are visible through the windows across the sun room, there is also a door giving direct access to the sun room. Bedroom two is also a double bedroom and overlooks the verdant gardens and grounds to the entrance of the building and has useful built-in wardrobes.

Servicing these two bedrooms is a beautifully fitted bathroom with WC, basin and a bath with a shower over and where the large white tiles are stylishly enhanced by Swarovski crystal border tiles. There is an additional WC/Cloakroom fitted to the same high standard and both rooms feature Porcelanosa sanitary ware.

### **OUTSIDE**

The well-maintained grounds are a fine feature of Kilmore and were originally laid out during the Victorian era by owner and gardening enthusiast Sir Thomas Bazely-Bart who was also a keen astronomer and built his own observatory high in the grounds of Kilmore, the remains of which can still be seen today. The gardens and woodland surround the building and contain many fine specimen shrubs and exotic plants which flourish in the warm air of the Gulf Stream providing interest and colour all year. On the opposite side of Marine Drive and accessed from a secure entrance gate is a further area of private garden. The property has the benefit of an undercover parking space together with parking for visitors.

### **AREA**

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, bowls, 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.

### **COMMUNICATIONS**

The excellent communication 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.

### **CURRENT MAINTENANCE/LENGTH OF LEASE**

Current maintenance £3504.00 per annum, plus building insurance approximately £624.00 per annum and ground rent £10 per annum, remaining period of 999 years from 1962, residents own a share of the freehold. A caretaker is present five days a week to deal with any day-to-day maintenance. Pets are allowed at this development with permission. Holiday Letting is not permitted.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric underfloor heating, convector heating in the kitchen.

**CURRENT PROPERTY TAX BAND E** (Payable 2024/2025 £2729.04)

**MOBILE PHONE COVERAGE** EE (Ofcom Data)

**BROADBAND** Standard (ASDL) Superfast (Cable) and Ultrafast (FTTP) available with Openreach (Ofcom Data)

### **DESIGN NOTES**

Porcelanosa Sanitary Ware  
Glossy white tiles with Swarovski crystal trim

Pyrolytic Electric Oven  
Combi Microwave  
Induction Hob with built-in vent extractor  
Boiling Water Tap  
Under-Counter Fridge and Freezer  
Slimline Dishwasher  
Washer/Dryer  
Quartz composite worktops flowing into a moulded sink with stainless steel base and providing a superb breakfast bar.







Approx. 97.3 sq. metres (1047.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-10) <b>G</b>			
Not 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 affect your decision to buy, please contact us before viewing the property.