



JOHN LAKE
ESTATE AGENTS

22 Kilmorie

Ilsham Marine Drive | Torquay | TQ1 2HU

Standing proudly above the picturesque Meadfoot Beach amidst seven acres of landscaped grounds on Torquay's exclusive Ilsham Marine Drive, Kilmorie is an iconic development commanding arguably Torbay's most prominent coastal location with unparalleled sea views.

This fine DOUBLE APARTMENT exudes space, combining two apartments to afford one commodious marine residence of great versatility. Centrally positioned within the development on the fourth floor, the striking coastal views are unrivalled being one of Torbay's most prominent waterfront locations overlooking Thatcher Rock, Meadfoot Beach and across Tor Bay to Brixham's Berry Head. The gentle curve of the building not only retains an architectural statement 60 years on but ensures privacy to the southerly facing main rooms and enclosed balconies whilst maximising natural light and warmth.

£560,000 Leasehold

JL

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OUR AREA

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel.

Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

'Kilmorie' is conveniently positioned approximately one mile to the local amenities at Wellswood with its village ambiance, a pleasant walk through the scenic Ilsham Valley. Wellswood provides an array of independent shops, Co-op, Post Office, chemist, pub, cafés, restaurants, delicatessen and well supported St Matthias Church. Torquay Harbour and Yacht Marina are equally accessible approximately two miles distance with waterside bars and restaurants and sea front promenade leading to the Princess Theatre, flag ship Torre Abbey Sands and Torquay Train Station beyond.

Step Inside

A digital swipe key provides secure access to the communal lobby with lift or stairway approach rising to the Fourth Floor where the apartment has sole entry. A hardwood panelled door opens to the RECEPTION HALL with selection of generous storage cupboards. A glazed door leads through to the STRIKING SITTING/DINING ROOM where you are mesmerised by the breathtaking coastal views spanning from Meadfoot Beach in the foreground to Brixham's Berry head, framed by tinted full width double glazed picture windows. Matching Robert Adam style fireplaces are focal points at each end of this beautiful room, alongside connecting doors to mirror image ENCLOSED BALCONIES. The KITCHEN is fitted with a comprehensive range of units, wine rack, work surfaces with sink and service hatch to the dining area. Integrated appliances of Neff oven with grill, ceramic hob with hood over and fridge-freezer. Washing machine provision for dishwasher. The mirror image room to the kitchen is a comfortable SNUG LOUNGE/STUDY/BEDROOM 5 both enjoying a pleasant wooded outlook over Kilmorie's grounds.

Two INNER HALLWAYS lead to the four bedrooms, two bathrooms and separate WC's, equally divided at each end of the apartment. The two master bedrooms afford spacious double rooms with beautifully appointed fitted furniture, internal picture windows and glazed doors flowing through to the enclosed balconies which connect back to the principal room.





5
minute walk
to
Meadfoot
Beach



10
minute walk
to
Wellswood
'village'



Step Outside

Kilmorie stands in seven acres of landscaped grounds, beautifully tended with meandering pathways and a selection of patio and seating areas from where residents can enjoy the attractive views within wooded surroundings. A secluded "hidden garden" is located on the seaward side of Ilsham Marine Drive which also provides residents with private access to the sea. This area is enclosed by a stone wall and is ideal for summer barbecues/entertaining.

The apartment benefits from two undercover parking spaces. Additional allocated visitors' parking provided within the grounds.

Additional Information

TENURE - Leasehold. 999 years from 1962.
(Share of the freehold).

SERVICE CHARGE - Approximately £1500 per quarter
Building Insurance and Water invoiced separately
Council Tax Band - 'G' (Torbay Council)
EPC - 'D'

Directions: SAT NAV: TQ1 2HU - From our Office in St Marychurch turn right at the traffic lights and travel down Babbacombe Road (A379) to Wellswood. After passing St Matthias Church turn left into Ilsham Road, continue through the parade of shops, down the wooded valley and past Ilsham Green on your right hand side. Just before you reach Meadfoot Beach turn left into Ilsham Marine Drive and Kilmorie stands on the left hand side just after the traffic calming system.

OWNERS' INSIGHT

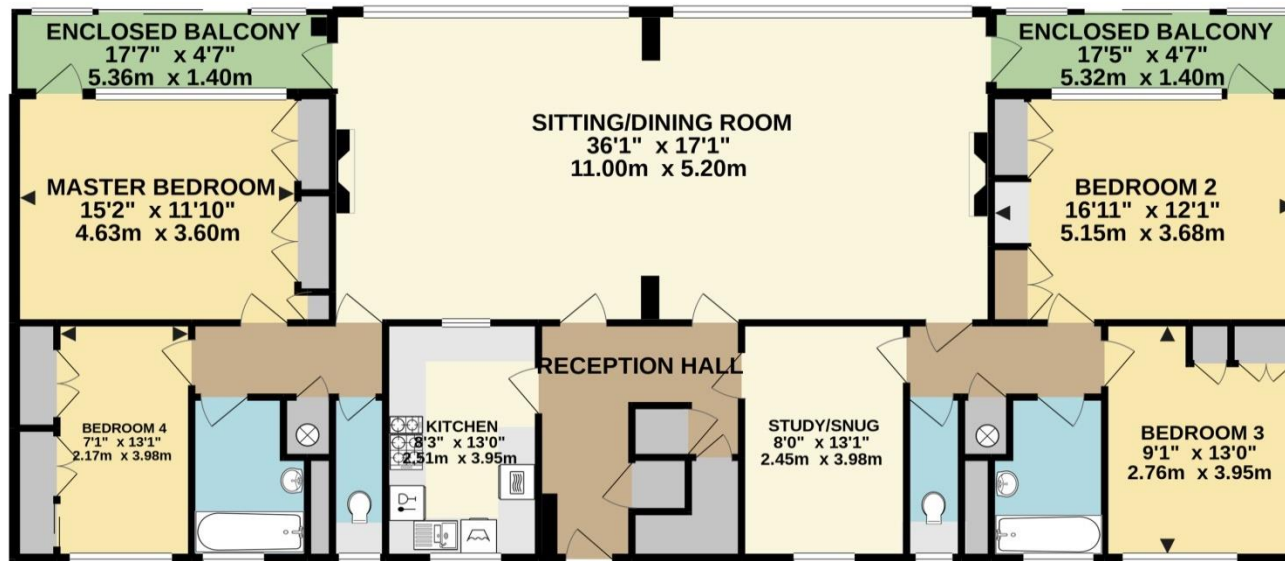
"We will miss the huge tinted windows showing uninterrupted panoramic views of Meadfoot Beach and the most fantastic views across the bay, which never cease to amaze. Every day there is something different to see and there were special moments of Fireworks at New Year and annual acrobatic displays by the Red Arrows. Not forgetting the glorious sunsets; we were truly spoilt. It's a lovely warm, secure flat and the spacious rooms, together with masses of storage space, would be the best place to isolate, if you ever needed to again!

Wellswood has a wealth of little shops which have everything you need, but there is a choice of interesting shops in St Marychurch or larger supermarkets not far away at The Willows.

The Management Committee helps things to run smoothly; the gardens are beautifully kept and the Caretaker at Kilmorie is second to none – nothing was ever too much trouble and good to know help is always quickly at hand."



22 KILMORIE
2131 sq.ft. (198.0 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (198.0 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 like to 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.