



The Tree House



The Tree House 34a

Ilsham Road, Wellswood, Torquay, TQ1 2JD

Newton Abbot 7 miles Exeter 23 miles Plymouth 31 miles

An exceptional and tastefully modernised detached home close to Wellswood and Meadfoot.

- Detached Contemporary Home
- Well Appointed Modern Kitchen
- Gardens and Off Road Parking
- Close to Meadfoot Beach and Ansteys Cove
- Three Bedrooms
- Large Open Plan Living/Dining Room
- Walking Distance to Wellswood Centre
- Separate Utility/Store Room

Guide Price £595,000

SITUATION AND DESCRIPTION

The Tree House is a truly unique detached home designed by an architect in the 1960's that has undergone extensive renovation by the current owners to create the fantastic home that stands today. The property has a quality contemporary finish throughout with careful planning of the internal layout and space to meet the needs of modern day living. The property is a rarity and in such a premier position being so close to the most picturesque and desired areas within Torquay.

Nestled neatly between the ever popular Wellswood area and the beautiful Meadfoot Beach, taking in a lovely open outlook across the Ilsham Valley. The property is within easy strolling distance of the wonderful beaches of Ansteys Cove and Meadfoot Beach via Ilsham Green with its expanse of open grassland. Also easy walking distance to the wonderful independent shops and restaurants of Wellswood.

Torquay is the 'jewel in the crown' of The English Riviera, offering a wonderful quality of life for its residents with it's mild climate. Whether you choose to relax on one of the nine beaches within the bay or walk into the town centre with an array of bars and restaurants. The international deep water marina situated in the busy harbour where numerous events take place throughout the year is a short drive away. A short stroll away is the desirable shopping parade of Wellswood with its range of shops and further options for dining.

The bay has mainline railway links to London Paddington and the Cathedral city of Exeter is located within 40 minutes drive as is the Maritime Port of Plymouth. Regional airports at both Exeter and Bristol mean the whole country and the continent beyond are within easy reach.



ACCOMMODATION

Entering the property into the light and airy entrance hallway with the open tread staircase being the dominating contemporary feature faced with on entry. Within the hallway is a large walk in cupboard along with further discreet useful storage cupboards providing ample storage for coats and shoes. Bedroom two is a double bedroom with a large front aspect window allowing much natural light to flood in with the added bonus of built in wardrobes and fitted dressing table/desk. The principal bedroom is found at the end of the hallway and is a spacious double bedroom with a large front aspect window making the room light and airy with a fitted wardrobe. The smart modern bathroom suite comprises of a bath with shower over, wash hand basin, WC, towel rail and window.

The first set of stairs rise to the half landing which then open into the well appointed contemporary kitchen which is a dual aspect room with the integrated fridge freezer and eye level electric oven on your right hand side with further floor to ceiling storage cupboards with hanging hooks on the opposite wall. The kitchen then opens up with the picture window at the end of the room capturing the surrounding green canopies. A wonderful large central island provides an alternative casual dining area along with incorporating the stainless steel sink with mixer tap over, integrated dishwasher and further storage units beneath the minerva work surfaces. There are further wall and floor mounted units with an induction hob with extractor over in line with the front aspect window. The kitchen has a higher than normal sloping ceiling giving the kitchen a spacious and airy feel. At the end of the half landing is bedroom three which is a smaller double bedroom with a large rear aspect window which can open up as a door out to the rear.

Further open tread stairs rise up into the wonderfully appointed open plan sitting/dining room.

This entire open plan area is flooded with natural light with floor to ceiling glass going all the way along the front aspect. The sitting room area has the benefit of sliding doors leading out to the balcony to enjoy the wonderful views down the Ilsham Valley and further green surroundings.

The dining area also enjoys these views through the floor to ceiling windows. A well thought out open partition off the dining area is where the study area can be found and is the perfect space for those who may be looking to work from home. Off the study is a door through to a useful first floor cloakroom with WC, wash hand basin and window.

The utility room is accessed from an outside door at the front from the garden and is where the gas fired combi boiler can be found. There is a good sized worktop space with units below with space for appliances. The utility room also provides further storage and hanging space.

OUTSIDE

The entrance to the property is off Ilsham Road and the drive leads up to the level driveway parking area. From the parking area a wooden five bar gate opens into the front landscaped garden split into lawned and hardstanding areas. The main front lawn is level with two areas of hardstanding at either end laid to gravel which provide ideal spaces to have an outside dining set. Steps from the front garden lead up to the front door of the property.

Further steps to the side of the property rise up to another terrace area and there is a useful garden store/workshop with further scope if anyone wishes to make this more of a useable garden room subject to necessary consents. There are further steps which lead to a small patio at the rear with a natural woodland boundary.

SERVICES

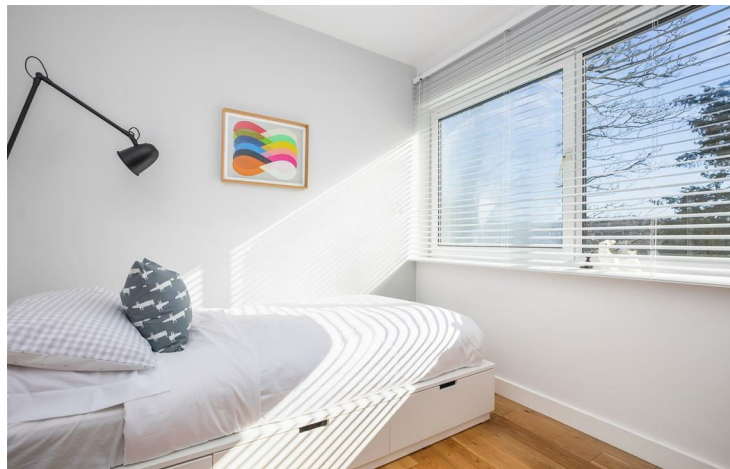
Mains water, drainage, electricity. Gas central heating.

VIEWING

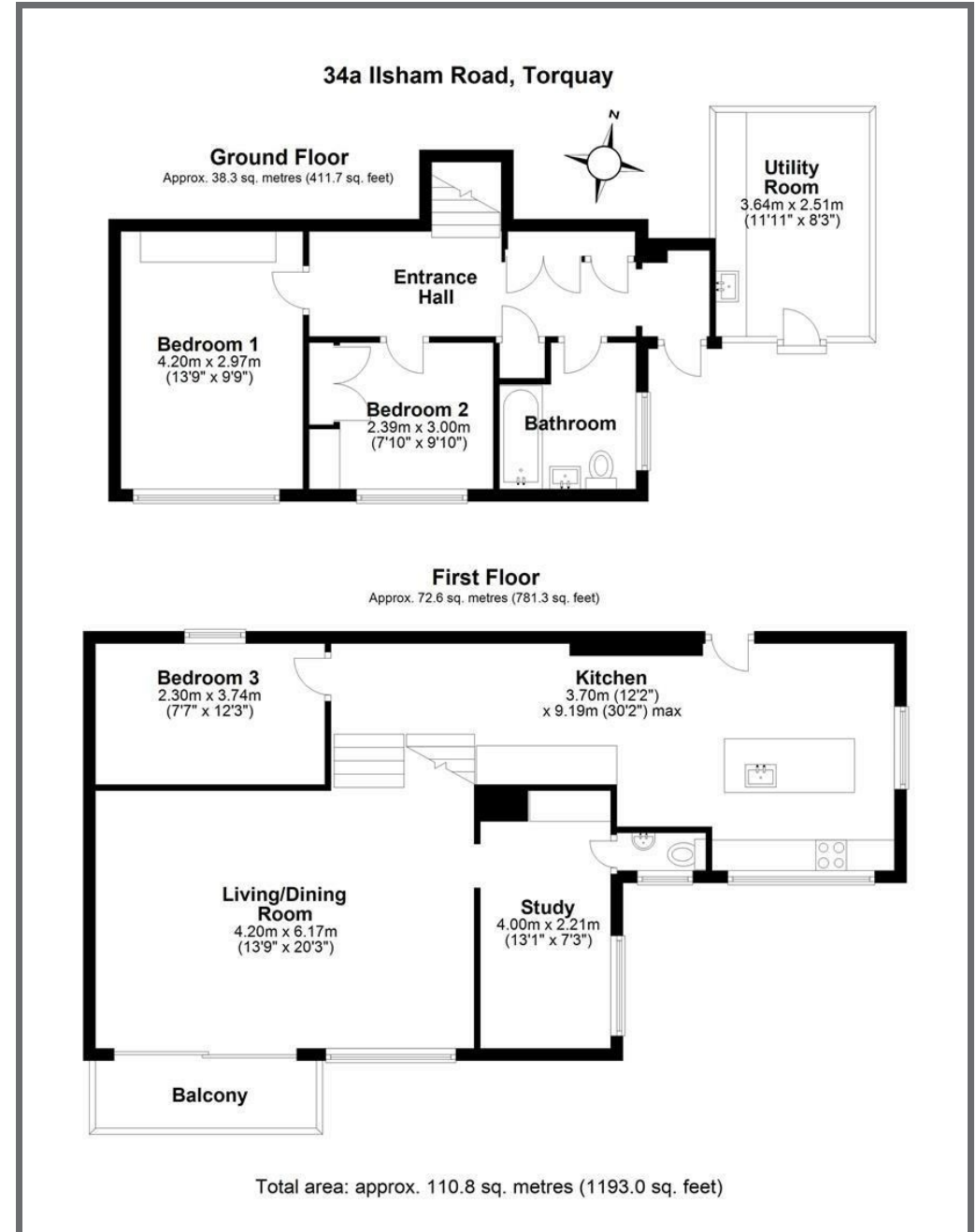
Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags Torquay office proceed along the Strand to the Clock Tower, known as the Mallock Memorial. Turn left and proceed straight through the traffic lights and continue along the Babbacombe Road/A379 for roughly 3/4 of a mile. Turn right onto Ilsham Road before the zebra crossing and pass the shops as you go down the road. At the bottom of the hill the entrance to 34a will be found on the left hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	75
England & Wales		EU Directive 2002/91/EC

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