





## Hope Cottage Ilsham Marine Drive

Torquay, Torquay

Nestled in a picturesque setting overlooking the ancient chapel, and offering distant sea views through the serene Ilsham Valley, this stunning property presents a unique opportunity to acquire an exceptional and adaptable 5-bedroom detached residence.

Upon entering the property, one is greeted by a sense of warmth and elegance emanating from the two reception rooms, perfect for hosting gatherings or simply unwinding in comfort. The heart of the home lies in the quality modern fitted kitchen with a separate utility room, offering a seamless blend of style and functionality for culinary enthusiasts.

The ground floor boasts three well-appointed bedrooms, amongst which the principal bedroom features an en suite bathroom/WC adding a touch of luxury to every-day living. A further shower room/WC ensures convenience and comfort for residents and guests alike. Descending to the lower ground floor reveals two additional bedrooms, each thoughtfully designed for optimal privacy and relaxation, complemented by a modern shower room/WC.



An inviting family room and a second utility area present versatile living spaces ideal for a variety of activities, from casual lounging to productive endeavours. The presence of a double and single garage, accompanied by ample driveway parking, ensures that transportation and storage needs are met with ease and convenience.

Outside, the property's stunning gardens offer a tranquil retreat, showcasing a harmonious blend of natural beauty and serenity that serves as an extension of the living space. The vistas of the ancient chapel and the distant sea views through the enchanting Ilsham Valley contribute to an ambience of peace and tranquillity, creating a truly enchanting backdrop for daily relaxation and entertaining.

#### **Rear Garden**

The rear gardens are a particular feature of the accommodation with a raised sun terrace enjoying views over the adjacent ancient chapel down towards Ilsham Valley and out to sea. The rear garden is beautifully landscaped, near level and laid largely to lawn with an abundance of flowering shrubs and bushes bordering. The garden enjoys a South Westerly aspect offering a good deal of seclusion being enclosed by brick walling with a useful brick built garden store.

#### **Front Garden**

The front garden is level and laid largely to lawn.

#### **GARAGE**

5 Parking Spaces

To the front of the property there is a detached double and single garage both with parking in front.



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The property occupies a highly sought after residential position on Ilsham Marine Drive, one of Torquay's Premium addresses, and is within approximately half a mile from Wellswood village with its array of boutiques, shops and restaurant as well as a highly regarded local primary school. There is a nearby coastal path that leads to Anstey's cove, cafe and Meadfoot Beach, which are both beautiful locations and perfectly situated for those who enjoy coastal walks and water based activities. The lively Torquay town centre, seafront and deep water marina are within approximately one and three quarter miles distance with an enviable further array of restaurants, cafes, shops, facilities and amenities. The cathedral town of Exeter with its regional airport is approximately 20 miles distance and Newton Abbot train station, having main line links to London Paddington, is within approximately 7 miles. An early inspection is highly recommended to appreciate the size, position, views and condition the accommodation boasts.

Council Tax band: F

Tenure: Freehold





ABSOLUTE



### Ground Floor

Approx. 175.1 sq. metres (1885.0 sq. feet)



### Lower Ground Floor

Approx. 50.7 sq. metres (545.4 sq. feet)



Total area: approx. 225.8 sq. metres (2430.5 sq. feet)

Approx.  
Plan produced using PlanUp.

## Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

[movewithabsolute.co.uk/](http://movewithabsolute.co.uk/)

