



*Outstanding contemporary home of impeccable quality in a highly sought after residential road with superb sea views.*

**Marine House, Ilsham Marine Drive, Torquay, TQ1 2HT**

Guide Price £2,400,000 Freehold









- ***Within walking distance to the beach***
- ***4590 sq ft over 3 floors, 5 en suite bedrooms***
- ***Innovative design capturing sensational sea views on every level***
- ***Gated driveway with double garage***

#### **Local Information**

Ilsham Marine Drive is home to many of Torquay's most prestigious homes and is hugely sought after for its quiet ambience and for the stunning sea views on offer. Ilsham Marine Drive follows the contour of the hillside from Meadfoot Beach to Wellswood and forms part of the South West Coastal footpath. The delightful community of Wellswood offers a range of boutique shops and restaurants, schooling and the parish Church of St Matthias. Despite its quiet and glorious setting, Ilsham Marine Drive is within easy reach of the town centre which offers a diverse and wonderful range of shops, boutiques, galleries and an ever increasing range of dining experiences from beach front cafes to a Michelin starred restaurant. Torquay is a typical seaside town offering seaside living at its best with sheltered sailing waters, a beautiful coastline and clean beaches. It also benefits from a number of Grammar Schools offering 'outstanding' education. The university city of Exeter is

approximately 23 miles distant, offering an international airport and access to the M5 network. Torquay offers a regular train service to London Paddington via Newton Abbot.

#### **About this property**

There are only a few homes that enjoy unrestricted views of Thatchers Rock and Marine House is one of them. Situated behind high level double electric gates, this beautiful house is a stunning example of contemporary architecture at its finest, with an exceptional design, complemented throughout with high specification and exquisite attention to detail. The result is quite simply, a wonderful haven for modern day living.

The central staircase is impressive with a feature natural stone wall, glazed balustrades and galleried landings. The lower ground floor comprises three large bedroom suites, all with private terraces and two of them offering dressing rooms and lovely coastal views, a spacious entrance hall and a





cinema / media room. The staircase rises to the ground floor with a welcoming entrance hall which in turn leads to a beautiful kitchen / dining room and sitting room. These principal reception rooms are connected with pocket doors, which when open are discreetly hidden in the walls, allowing the space to flow. Both rooms benefit from wall to wall glazed doors opening on to the wrap around al fresco dining terrace and both offering superb views. The kitchen is fitted with a range of top spec integral appliances including a drawer fridge / freezer, hob, 4 ovens, a wine fridge and dishwasher. Also on this floor is a study which makes an alternative ground floor bedroom if required, a disabled friendly wet room and a utility room fitted with Miele washing machine and tumble dryer. The principal bedroom suite is situated on the first floor and is beautiful and spacious with both the bedroom and the bathroom featuring wall to wall glazed doors opening onto the wrap around terrace and enjoying superb views. The bedroom is complemented by a fabulous dressing area and a private yoga room. Also on this level is access to a large and private roof terrace with plumbing for a hot tub.

Outside the gardens are landscaped and designed for ease of maintenance. The lawns are level and terraced and bordered with mature shrub and flower beds. The gated driveway offers parking for numerous vehicles and access to the double garage.

#### **Directions**

From the marina head uphill on the A379 Babbacombe Road. Continue for about 1 mile and then turn right into Ilsham Road. Ilsham Marine Drive is on the left and Marine House is further along on the left.

#### **Local Authority**

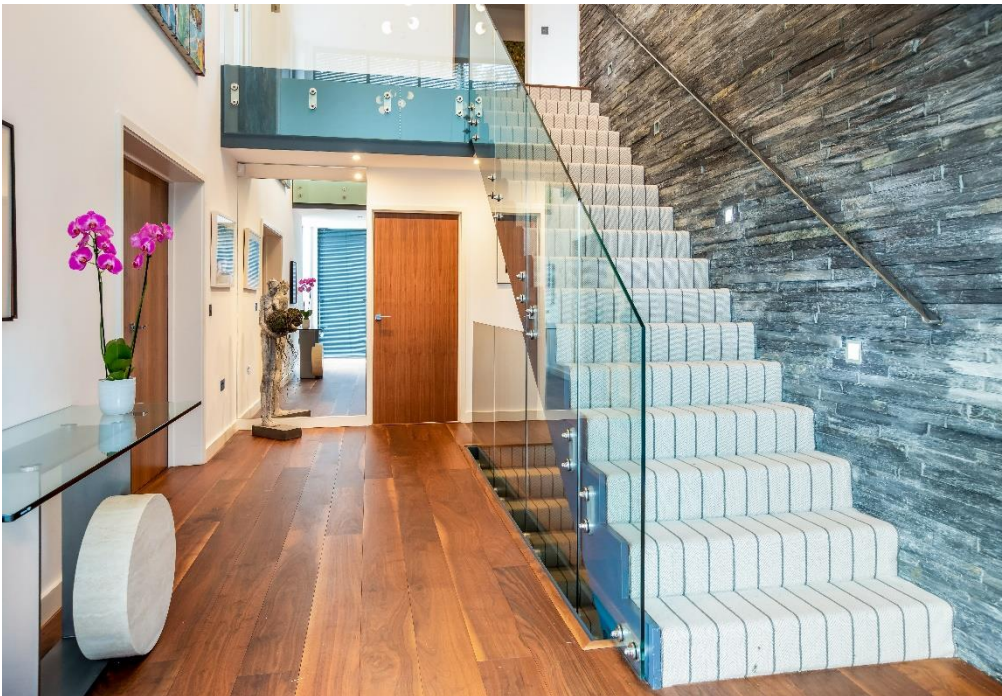
Torbay Council 01803 201201

#### **Services**

Mains water, electricity, gas and drainage.








Marine House, Ilsham Marine Drive, Torquay, TQ1 2HT  
Gross Internal Area 4590 sq ft,  
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.  
Telephone: 01392 455 755.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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