



SUMMARY

Landmark 7th Floor Waterfront Apartment | Magnificent Panoramic Sea Views | Prestigious Ilsham Marine Drive Setting | Beautifully Refurbished Throughout | 3 Generous Double Bedrooms | South-Facing Reception Room & Sunroom | Principal Suite with En Suite & Sea Views | Parking & Visitor Spaces



Visit our website for the current price:

www.danielhobbin.uk/P-RS0942/

Address: Kilmore, Ilsham Marine Drive, Torquay, TQ1 2HU

Property type: Apartment

Tenure: Share of Freehold

Council tax band: F

EPC: C

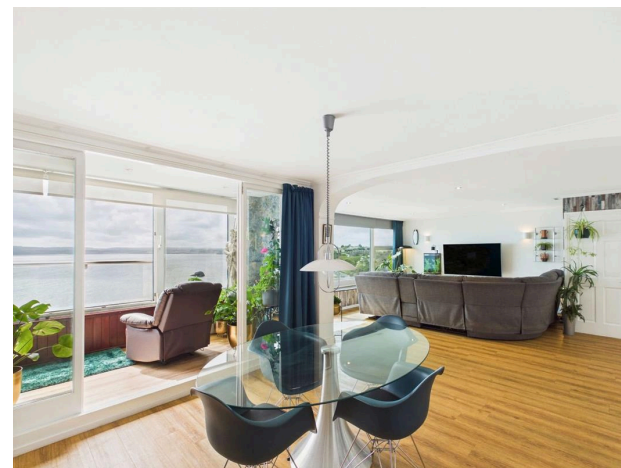
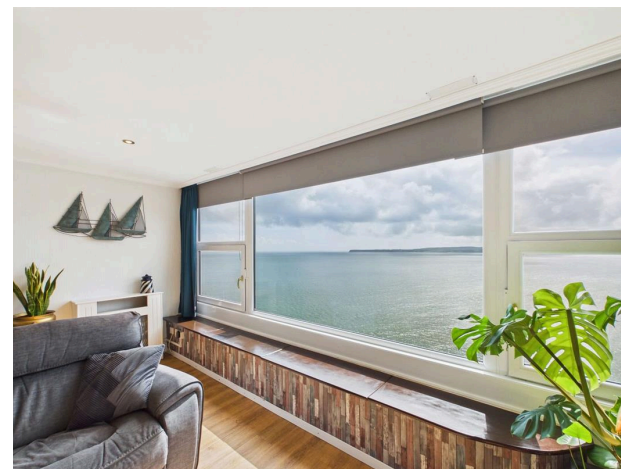
Bedrooms: 3

Bathrooms: 3

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

Occupying an exceptional seventh-floor position within the landmark Kilmorie development on Torquay's prestigious Ilsham Marine Drive, this beautifully refurbished three-bedroom apartment enjoys an outstanding coastal setting above Meadfoot Beach, with magnificent far-reaching views across Torbay and out to sea. Set within approximately seven acres of landscaped and wooded communal grounds, Kilmorie is widely regarded as one of the Bay's most sought-after waterfront addresses.

The apartment offers notably spacious and versatile accommodation, enhanced by its position at the far end of the building's elegant curve, which creates an added sense of openness and privacy. The south-facing principal rooms maximise natural light, warmth and spectacular outlook. Large tinted picture windows frame uninterrupted views towards Thatcher Rock, across Meadfoot Beach and the coastline beyond to Berry Head.

Subject to a thorough renovation programme, the apartment is presented to an excellent standard throughout and arranged into three generous double bedrooms. The principal reception room, sunroom and principal bedroom enjoy the finest aspect, each taking full advantage of the breath-taking marine panorama. Internally, the apartment feels warm and secure, with well-proportioned rooms and excellent storage provision.

The outlook is a particularly special feature of the home, providing an ever-changing backdrop throughout the year, from dramatic sunsets to seasonal events including New Year fireworks and Red Arrows displays. This is a property that combines

comfort, scale and position in a truly remarkable way.

Residents of Kilmorie benefit from covered parking, lift access to all levels, beautifully maintained communal gardens and grounds, and the support of an excellent on-site caretaker. The extensive grounds provide a variety of peaceful seating areas for the enjoyment of residents and their guests.

The vendors also own a garage, one of only six within the development, which is not included within the sale price but may be available by separate negotiation.

The development is well placed for a wide range of local amenities. Wellswood, being approximately one mile away and reached via the picturesque Ilsham Valley, enjoys a charming village atmosphere and offers an excellent selection of independent shops, cafés, restaurants, a Co-op, Post Office, chemist, delicatessen, St Matthias Church, and the highly regarded Kent's Cavern. Thatchers Rock Green and Hope's Nose are also within a short walk, while Anstey's Cove lies close by. Further everyday shopping can be found in St Marychurch, with supermarkets readily accessible at The Willows. Torquay Harbour and the Yacht Marina are also within convenient reach.

Council Tax Band: F (Torbay Council)
Tenure: Share of Freehold (935 years)
Ground Rent: £10 per year
Service Charge: £976.95 per quarter
The service charge doesn't include buildings insurance which is billed separately. 999 years remaining on the lease from 26 September 1962.

Residents also benefit from a share of the freehold. A caretaker is on site five days a week to assist with day-to-day maintenance. Well-behaved pets are permitted within the development.

Residents enjoy the benefit of a share in the storage space located within the caretaker's cottage.

Parking options: Undercroft

Garden details: Communal Garden

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (5Mbps download, 0.7Mbps upload).

- * Superfast broadband (41Mbps download, 8Mbps upload).

- * Ultrafast broadband (1800Mbps download, 220Mbps upload).

- Networks in the area: Openreach

The Approach: Kilmorie is reached via a private driveway from Ilsham Marine Drive, leading into the development where there is covered parking for residents and additional visitor parking. The building is entered through an attractive and well-maintained communal reception area, from which lift and stair access rises to the seventh floor. The apartment's front door opens into a welcoming reception hall, immediately reflecting the quality found throughout, with LVT flooring, a wall mounted entry intercom system, and a useful cloak cupboard concealed behind sliding mirrored doors.

Principle Reception Room Framed by Sea Views:

The principal reception space combines the sitting room and dining area into an impressive open-plan room of generous proportions, beautifully presented and designed to make the most of its exceptional coastal outlook. A full-width tinted picture window forms a striking focal point, drawing in remarkable panoramic views across the sea, taking in Meadfoot Beach below and stretching towards Berry Head in one direction and Thatcher Rock in the other. This spectacular outlook can be appreciated throughout the room. The window seat provides a particularly appealing vantage point, whilst also incorporating useful storage. The dining area offers ample space for a substantial table and additional furnishings, with matching LVT flooring continuing throughout to create a seamless finish.

Sunroom Balcony: From the dining area, the room flows into the apartment's sea-facing sun room, where the view of Torbay is equally captivating. Double glazed windows slide back, complemented by a glazed balustrade that preserves the uninterrupted views. The sun room is finished with matching LVT flooring and provides a glazed panelled door leading to the principal bedroom.

Inner Hallway: Accessed from the principal reception room via a glazed wooden door, the second inner hallway leads to the kitchen, cloakroom and bedroom three. A wall-mounted intercom for the main entrance is also fitted here for added convenience.

Kitchen & Separate Laundry Room: A stylish contemporary design is featured in the kitchen with a range of matt graphite wall and base units is complimented by white marble-effect composite work surfaces and matching upstands, with under-

counter lighting enhancing both the finish and functionality of the space. Set beneath a large double glazed window, the composite one and a half bowl sink with drainer enjoys excellent natural light and is fitted with a food waste disposal unit. The kitchen is also well equipped with a comprehensive range of integrated appliances, including a double oven and microwave at eye level, dishwasher, freezer, and an inset induction hob with extractor hood over. In addition, there is space for a freestanding fridge/freezer. A separate laundry room is positioned off the apartment's second inner hallway, providing a practical utility area with space for a stacked washer and dryer.

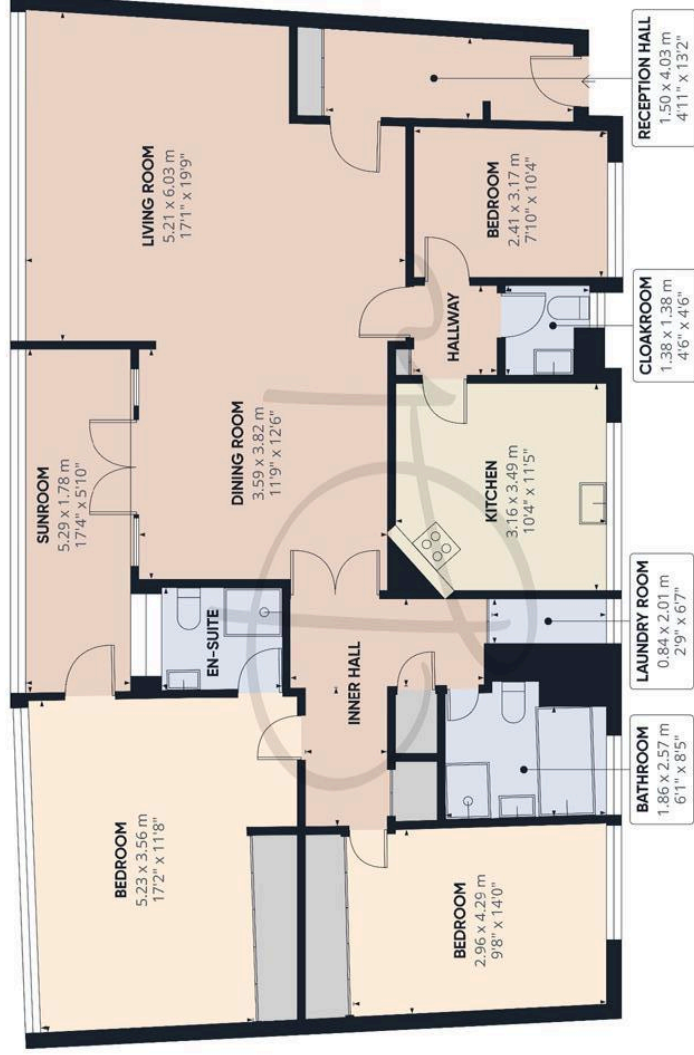
Cloakroom: Conveniently situated off the second inner hallway adjoining the principal reception room, the cloakroom is fitted in a smart contemporary style. It comprises a wall-mounted vanity unit with a broad countertop wash basin. It is complemented by drawers and useful storage below, and a mirrored wall cabinet above. A concealed cistern WC is positioned beneath an obscured double-glazed window, allowing natural light whilst maintaining privacy.

Inner Hallway: Leading off the principal reception room, the third inner hallway serves bedrooms one and two, the bathroom, and the separate laundry room. Designed with practicality in mind, it offers excellent built-in storage, including a linen cupboard with shelving and an airing cupboard housing the pressurised hot water cylinder. A wall-mounted intercom for the main entrance is also fitted here for added convenience.

Bedroom & Bathroom Suites: The principal bedroom is positioned towards the far end of the apartment, enjoying the same outstanding sea

views as the main reception areas. Exceptionally well proportioned, it offers ample space alongside built-in wardrobes with mirrored sliding doors, while LVT flooring continues throughout. The room is further enhanced by a contemporary en-suite, complete with fully tiled walls and matching flooring. It is fitted with a corner shower cubicle, pedestal wash basin, concealed cistern WC, and a heated towel rail. Bedroom two is another well-sized double room, complete with built-in wardrobes along one wall with mirrored sliding doors, and a double-glazed window providing natural light. The third bedroom is a double and is currently arranged as a home office. Serving the remaining bedrooms is a stylish four-piece bathroom, finished with fully tiled walls and comprising a bath, corner shower cubicle, pedestal wash basin, and low level WC.

Outdoor Living at Kilmore: Kilmore is set within approximately seven acres of beautifully maintained communal grounds. These grounds were originally laid out in the Victorian era by Sir Thomas Bazely-Bart, a noted gardening enthusiast and amateur astronomer. Landscaped gardens and woodland encircle the building, with winding pathways leading through mature, wooded areas to a variety of patios and seating areas where residents can relax and enjoy the peaceful setting. A superb collection of specimen shrubs and exotic planting thrives here, benefiting from the mild Gulf Stream climate and providing colour and interest throughout the year. Further enhancing the appeal, a secluded private garden lies on the seaward side of Ilsham Marine Drive, accessible via a secure gated entrance. Enclosed by a stone wall and extending along the shoreline for approximately a quarter of a mile, this sheltered "hidden garden" offers private access to the sea.

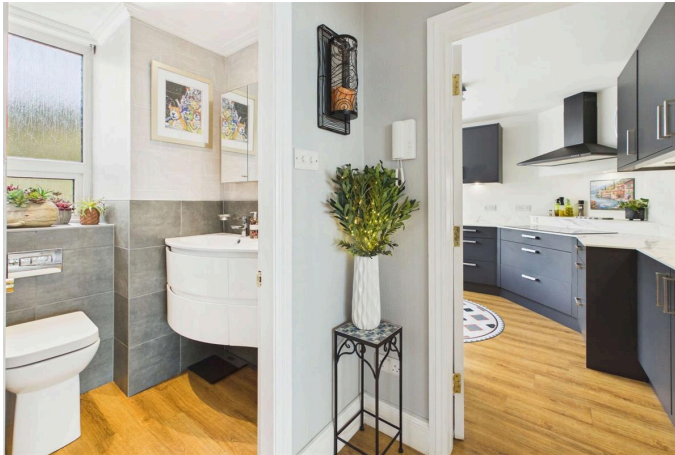
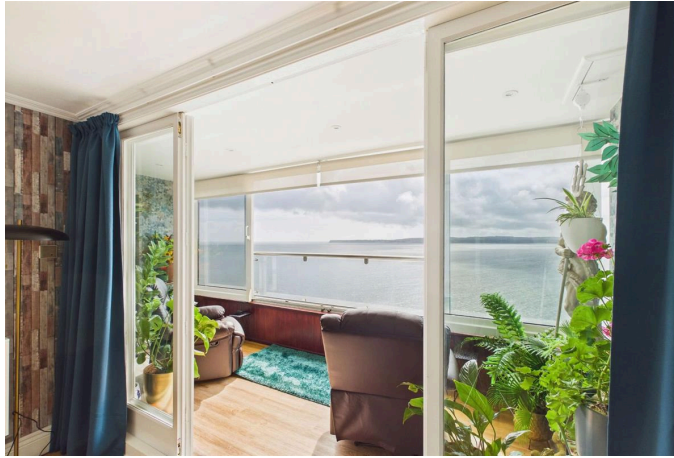


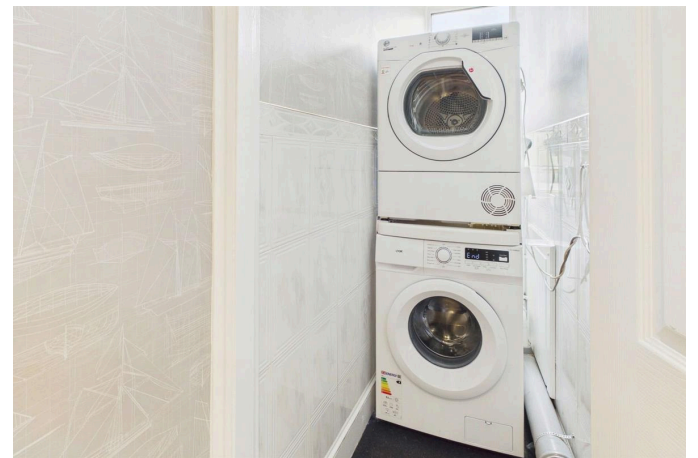
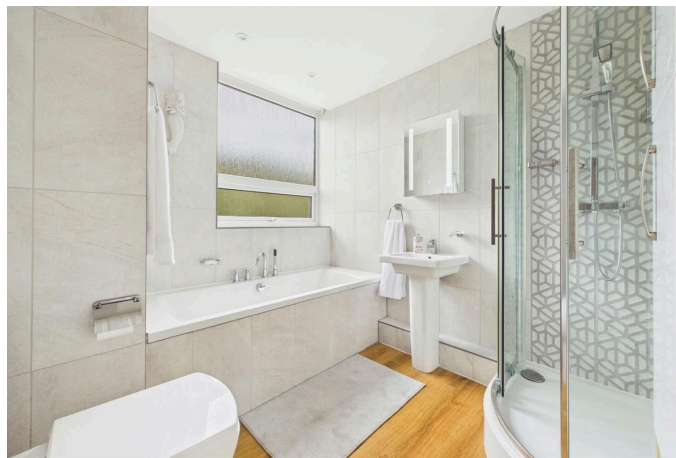
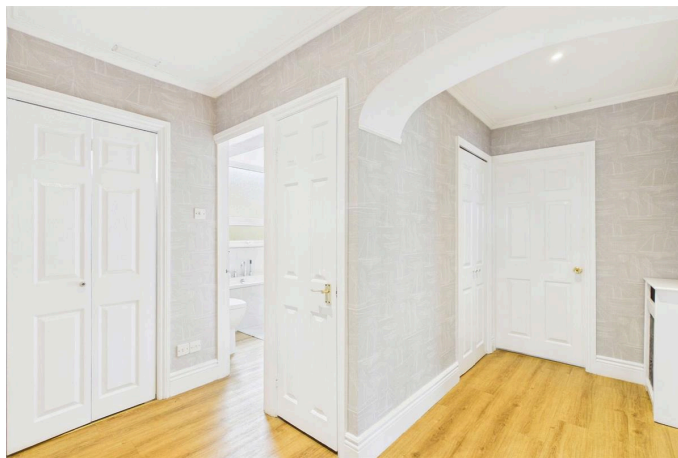
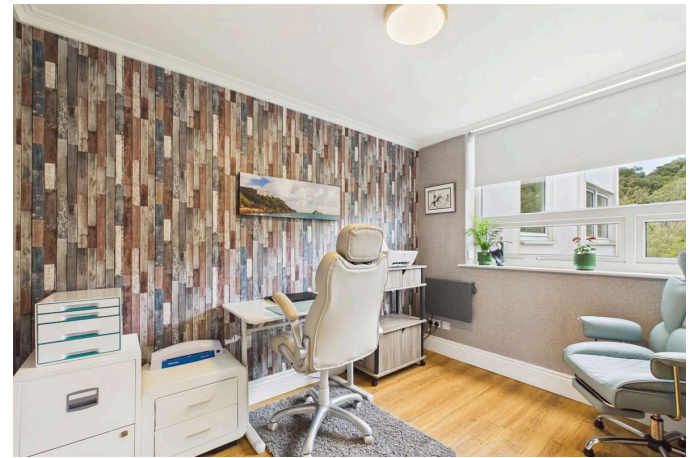
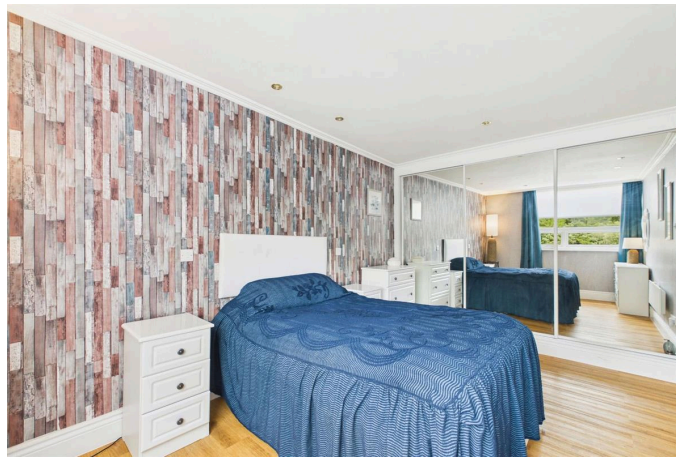
Approximate total area⁽¹⁾
144 m²
1550 ft²

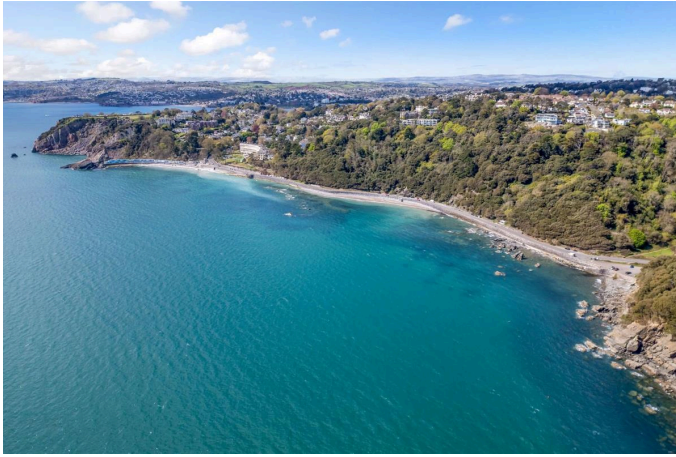
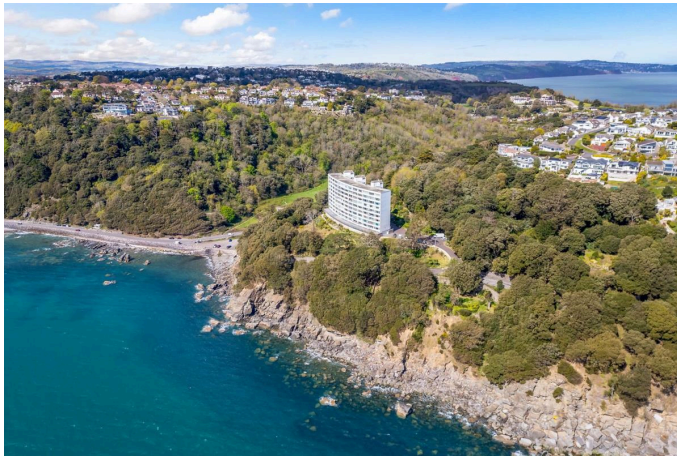
(1) Including balconies and terraces

Calculations reference the RICS (PM5) standard. All dimensions are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360











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