



SUMMARY

Kilmorie, a celebrated coastal landmark | Icon of modernist seaside architecture | Commanding setting above Meadfoot Beach | Coveted south-facing corner position | Unobstructed panoramic sea views | 180-degree views across Torbay | Seven acres of beautifully maintained gardens



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

Property type: Apartment

Tenure: Share of Freehold

Council tax band: F

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Holding one of the finest positions within Kilmore, this third-floor apartment enjoys an exceptional south-facing corner setting with breathtaking panoramic views across Torbay, stretching from Thatcher Rock towards Berry Head. Completed in 1962, Kilmore is one of Torquay's most recognisable landmark buildings, admired for its striking modernist architecture, peaceful woodland grounds and beautifully maintained gardens extending towards the coastline.

Filled with natural light and framed by wide windows that capture the ever-changing seascape, the apartment offers generous accommodation, a deep open-air balcony and exciting scope for a purchaser to update and personalise the space. Its elevated position above Meadfoot Beach provides a superb sense of privacy and tranquillity, while still being within one of Torquay's most desirable coastal settings.

This is a rare opportunity to purchase within Kilmore, offering low-maintenance coastal living with exceptional sea views in a peaceful, private and secure environment. A garage, understood to be one of only six within the development, is available by separate negotiation.

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: Kilmore is approached from Ilsham Marine Drive via a private driveway, leading into the development where residents benefit from covered parking, together with ample visitor parking. Positioned on the third floor, the apartment is reached via secure level lift access from an impressive communal entrance foyer. On entering the apartment, a welcoming reception hall creates an immediate sense of space and includes a generous cloak cupboard, together with further useful storage.

The Vista: The uninterrupted panorama is undoubtedly one of the apartment's defining features. Sweeping across Torbay from the dramatic outline of Thatcher Rock towards Berry Head, the outlook is breathtaking in every season. By day, sailing boats and yachts can be seen crossing the bay, while in the evening the lights of Paignton and Brixham create an attractive coastal backdrop. From sailing regattas to seasonal fireworks displays, there is always something to enjoy from the comfort of home. Full-width double-glazed windows ensure that the views remain a central feature of the apartment from morning through evening.

South-Facing Reception Rooms:

Flooded with natural light thanks to their southerly aspect, the generously proportioned living and dining rooms are designed to make the most of the breathtaking outlook. Expansive windows frame the sea views, while clean architectural lines allow the panorama to take centre stage. Opening onto a deep covered balcony, the living space provides an ideal setting for morning coffee, outdoor dining or simply relaxing while enjoying the coastal surroundings. The dine-in kitchen is spacious and practical, fitted with Corian worktops, integrated appliances, good storage and a generous work surface. The apartment has been well maintained and offers exciting scope for sympathetic modernisation, giving a purchaser the opportunity to create a contemporary coastal home inspired by its exceptional setting.

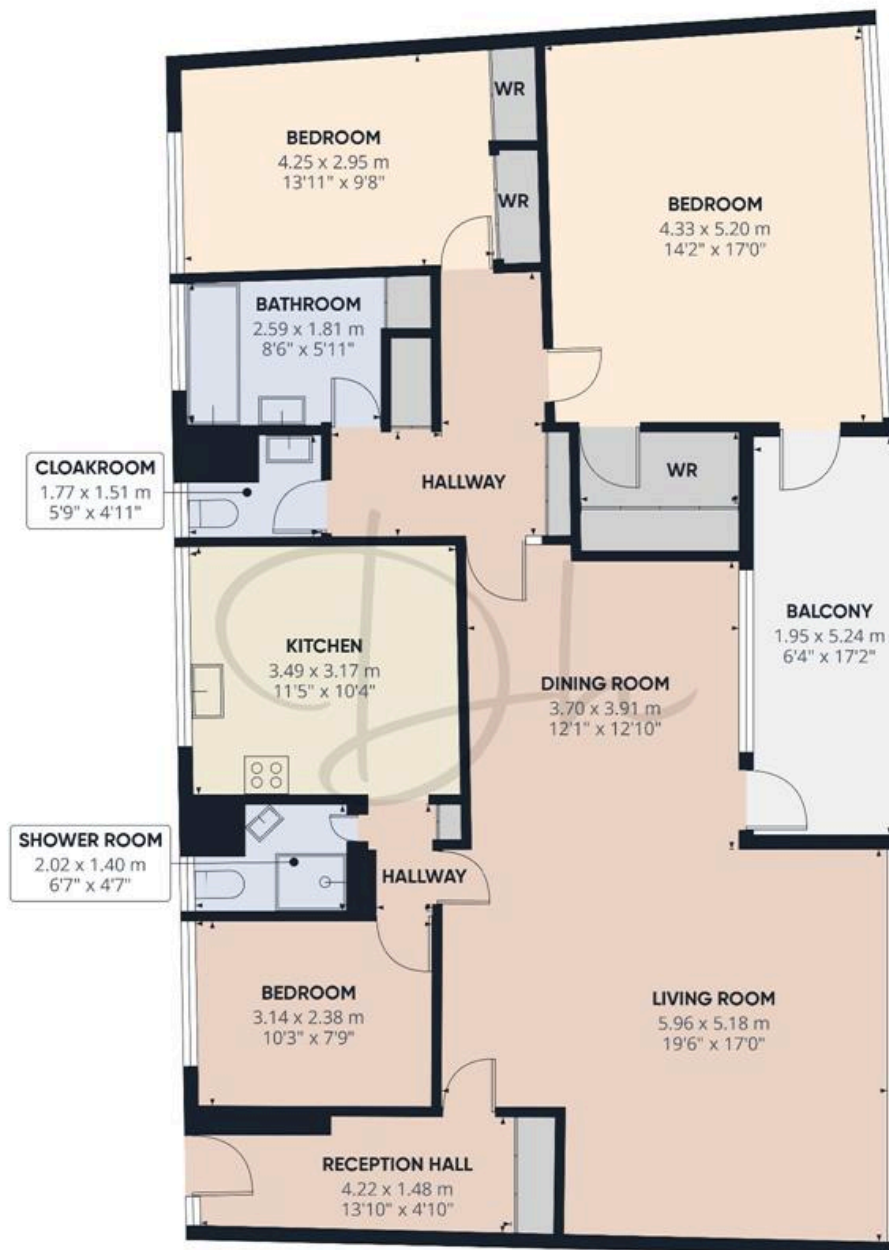
Accommodation: The house-like residence offers three generous bedrooms, two of which benefit from

floor-to-ceiling built-in wardrobes. The principal bedroom enjoys sweeping views across Thatcher Rock and Torbay, together with a dressing room that may offer potential to create an en-suite bathroom, subject to any necessary consents. The remaining bedrooms overlook peaceful woodland gardens, creating a calm and private outlook. There are also two bathrooms, adding to the practicality of the accommodation.

Gardens: Kilmore stands within approximately seven acres of beautifully maintained communal grounds, originally laid out during the Victorian era by Sir Thomas Bazely-Bart, a noted gardening enthusiast and amateur astronomer. Mature woodland, sweeping lawns and winding pathways lead to secluded seating areas where residents can enjoy the peace and beauty of this remarkable setting. Benefitting from Torbay's mild coastal climate, the gardens showcase an impressive collection of mature specimen trees, exotic plantings and flowering shrubs,

providing colour and interest throughout the year. On the seaward side of Ilsham Marine Drive, residents also enjoy access to a private coastal garden via a secure gated entrance. Sheltered behind traditional stone walls and extending along the shoreline, this hidden garden provides direct and private access to the sea. The gardens are maintained by a dedicated gardener, while a proactive on-site caretaker provides further reassurance for residents.

Location: Kilmore enjoys an enviable position between the coastline and Torquay's historic villages, within easy reach of Wellswood and St Marychurch, both of which offer a range of independent shops, cafés and restaurants. Torquay Harbour and the seafront are also a short drive away, while the South West Coast Path is close to hand. Kent's Cavern, one of Britain's important prehistoric cave systems, lies approximately one mile away, with golf courses, marinas and beaches also within easy reach.



Approximate total area^m

144 m²

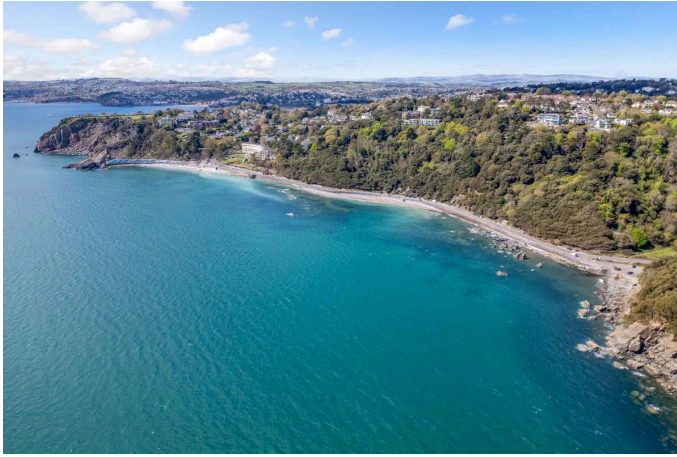
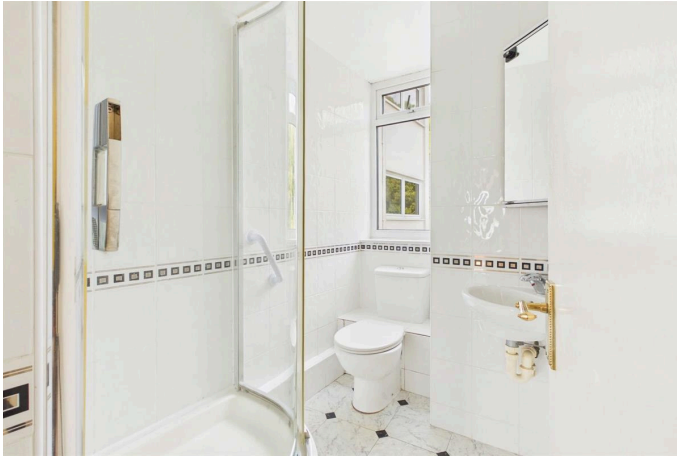
1550 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360









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