

THE MEADOWS



ILSHAM GRANGE

COASTAL ESTATE, TORBAY

Welcome to The Meadows

The Meadows is a new collection of seven luxury, four-bedroom homes set within 45 acres of mature grounds, known as Ilsham Grange.

Neighbouring a variety of modern and renovated properties,

The Meadows is strategically positioned to overlook a large, lush grassland, from which its name is derived, and the sea below.

Located adjacent to Ilsham Marine Drive, The Meadows homes at Ilsham Grange have been tastefully designed to include Neat by Masterclass kitchens, floor to ceiling dual aspect windows and Selnova bathroom suites. Life here will be a pleasure, thanks to the unbeatable combination of leisurely, contemporary living and indulgent, breath-taking views.



ILSHAM GRANGE

COASTAL ESTATE, TORBAY



Computer generated image, details may vary on completion.



Computer generated image, details may vary on completion.

Stunning Location



ILSHAM GRANGE

COASTAL ESTATE, TORBAY

Beautiful Grounds





Heritage & Headland

History meets the contemporary in the form of Ilsham Grange. Situated in Torbay, on a stunning headland, Ilsham Grange is an exclusive collection of modern apartments, contemporary houses and renovated properties that together form a unique development on the site of a former manor house and grounds.

Originally from buildings belonging to Torre Abbey and later used as a girls school; the 45 acre site has centuries of history dating back to medieval times. With vantage points overlooking both aspects of the headland, Ilsham Grange boasts an abundance of open spaces, established gardens, plants and wildlife and outstanding views. In addition to the new contemporary homes, the four Grade II listed buildings, including a thirteenth century oratory, will be lovingly restored to form the Heritage Quarter.



ILSHAM GRANGE

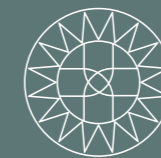
COASTAL ESTATE, TORBAY



The English Riviera

Torbay, heralded as the English Riviera, is a UNESCO Global Geopark, famed for its spectacular topography and natural attractions. Complete with sandy beaches, turquoise water and dramatic coves, this one-of-a-kind area boasts an enviable lifestyle for those who live here. Nearby destinations include Brixham, a charming fishing town and Babbacombe, a picturesque cliff-side village.

Thanks to a variety of premium golf clubs, and plenty of opportunity for sailing and water sports, Torbay has everything you need to feel like you're on holiday, every day. Thanks to its well-connected routes by car to the M5 motorway, and by rail to cities such as Exeter, Plymouth, Bristol, and London, life in Torbay is well within reach.

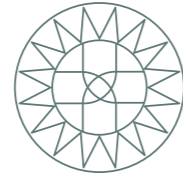


ILSHAM GRANGE

COASTAL ESTATE, TORBAY



Ilsham Grange has the very best of Torbay on its doorstep. Located in Wellswood, an upmarket Devonshire neighbourhood, residents at The Meadows will never be far from convenience thanks to the village's parade of shops, boutiques, cafés, and restaurants. Whether you prefer lazy afternoons on the beach or an active morning spent paddle boarding, within a ten-minute drive from Ilsham Grange sits Babbacombe beach, Anstey's Cove, Meadfoot Beach, Oddicombe Beach and more, meaning a varied coastal lifestyle couldn't be easier. At the foot of Ilsham Grange, the Southwest Coastal Path runs adjacent, allowing doorstep access to the UK's longest and best-loved national trail.



ILSHAM GRANGE

COASTAL ESTATE, TORBAY

THE MEADOWS

SITE PLAN



ILSHAM GRANGE
BOUNDARY

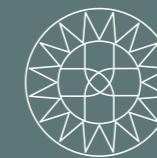
THE
MEADOWS



Computer generated image, details may vary on completion.

Exceptional Living

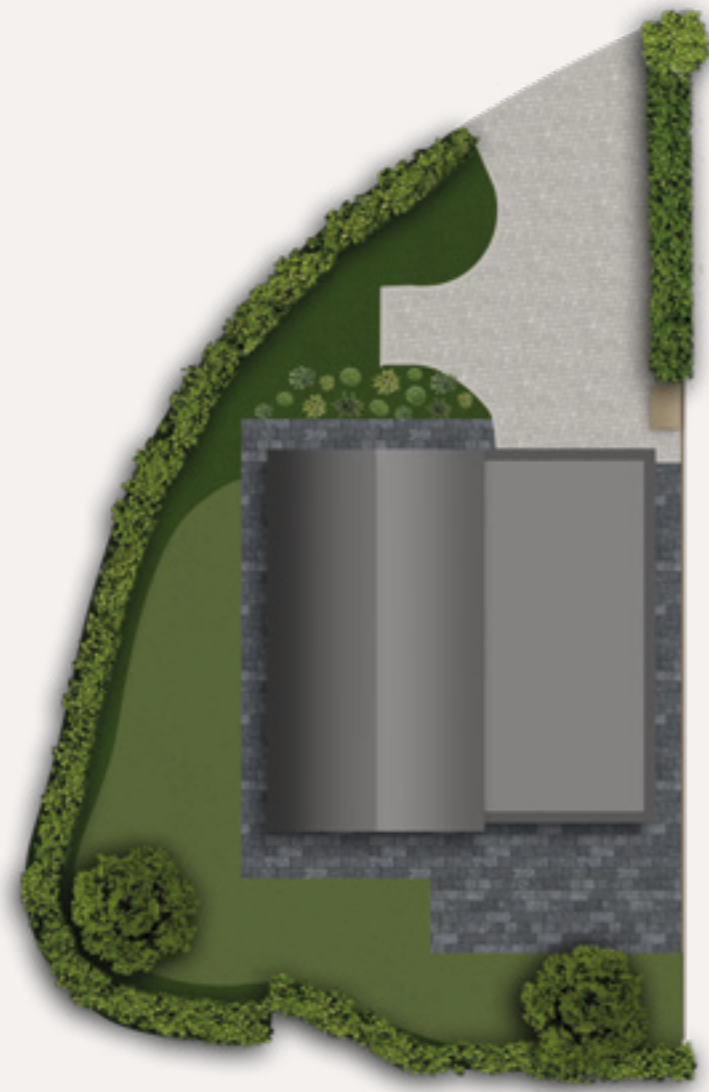
In classic coastal style, the modern homes at The Meadows have all four bedrooms situated on the ground floor, with open plan living accommodation above, on the first floor, allowing for maximum appreciation of the dual aspect floor-to-ceiling glazed windows and their outstanding sea views. Outside, all homes benefit from well-sized landscaped gardens and a garage with electric doors. On the inside, exceptional quality is standard thanks to under floor heating throughout, contemporary high-specification kitchens and bathrooms, and each primary bedroom featuring a luxurious en-suite and dressing room. With special touches across the properties such as opportune terraces and ample storage, life at The Meadows is truly remarkable.



ILSHAM GRANGE

COASTAL ESTATE, TORBAY

THE MEADOWS
TYPE C1
PLOT 6



GARDEN PLAN

L	D	K	B1	B2	B3	B4
Living	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
7293 x 4599mm	4829 x 3754mm	4828 x 3647mm	4199 x 4063mm	4559 x 2899mm	5059 x 3000mm	5059 x 3015mm
23' 11" x 15' 1"	15' 10" x 12' 3"	15' 10" x 11' 11"	13' 9" x 13' 3"	14' 11" x 9' 6"	16' 7" x 9' 10"	16' 7" x 9' 10"

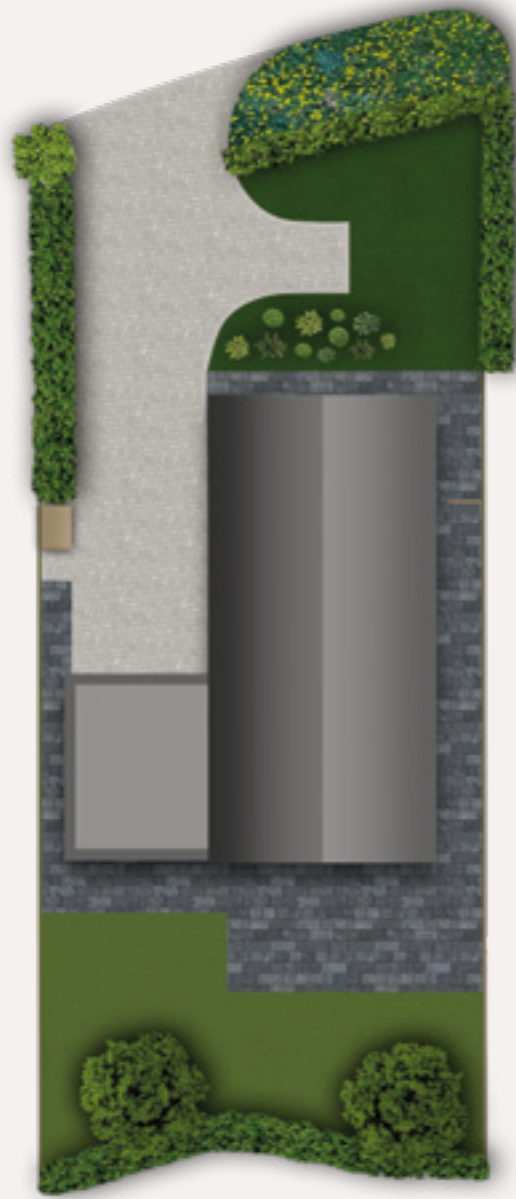


FIRST FLOOR



GROUND FLOOR

THE MEADOWS
TYPE C2
PLOT 7



GARDEN PLAN



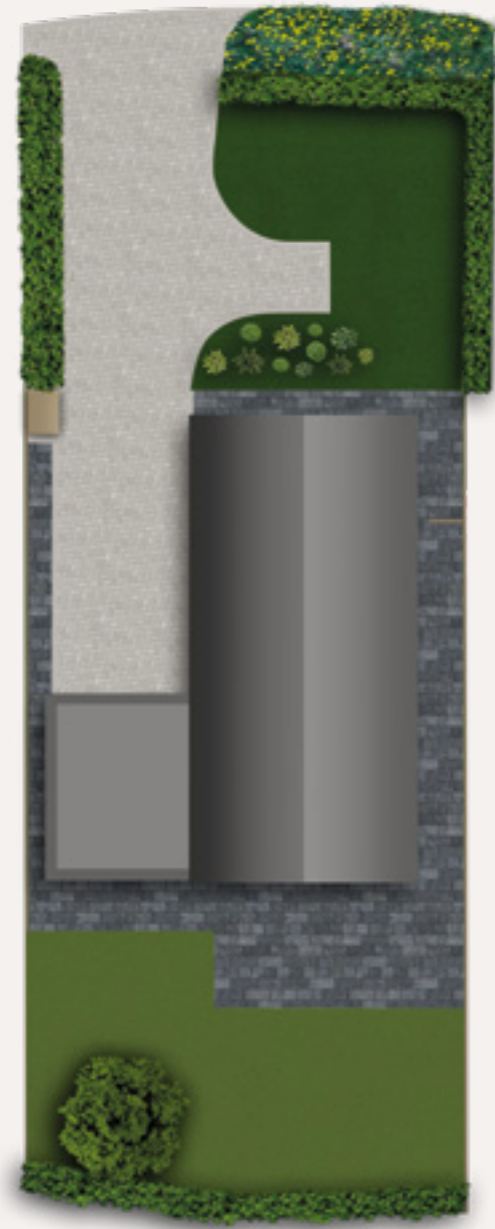
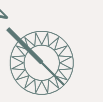
FIRST FLOOR



GROUND FLOOR

L	D	K	B1	B2	B3	B4
Living	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
5553 x 4630mm	6780 x 4115mm	4291 x 4042mm	4586 x 4168mm	4586 x 3432mm	3977 x 3322mm	3977 x 3315mm
18' 2" x 15' 2"	22' 2" x 13' 6"	14' 0" x 13' 3"	15' 0" x 13' 8"	15' 0" x 11' 3"	13' 0" x 10' 10"	13' 0" x 10' 10"

THE MEADOWS
TYPE C2
PLOT 8



GARDEN PLAN



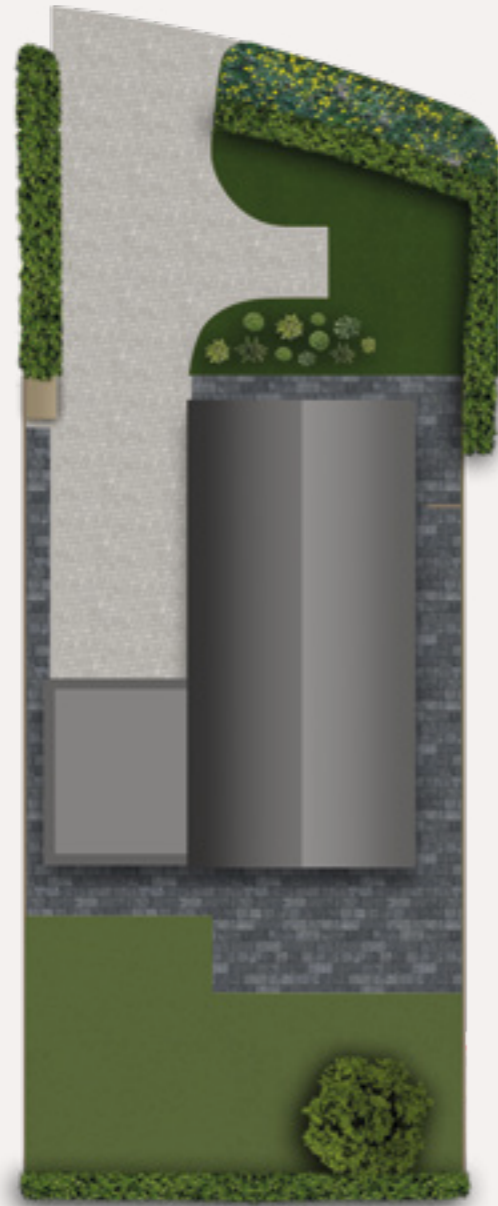
FIRST FLOOR



GROUND FLOOR

L	D	K	B1	B2	B3	B4
Living	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
5553 x 4630mm	6780 x 4115mm	4291 x 4042mm	4586 x 4168mm	4586 x 3432mm	3977 x 3322mm	3977 x 3315mm
18' 2" x 15' 2"	22' 2" x 13' 6"	14' 0" x 13' 3"	15' 0" x 13' 8"	15' 0" x 11' 3"	13' 0" x 10' 10"	13' 0" x 10' 10"

THE MEADOWS
TYPE C2
PLOT 9



GARDEN PLAN



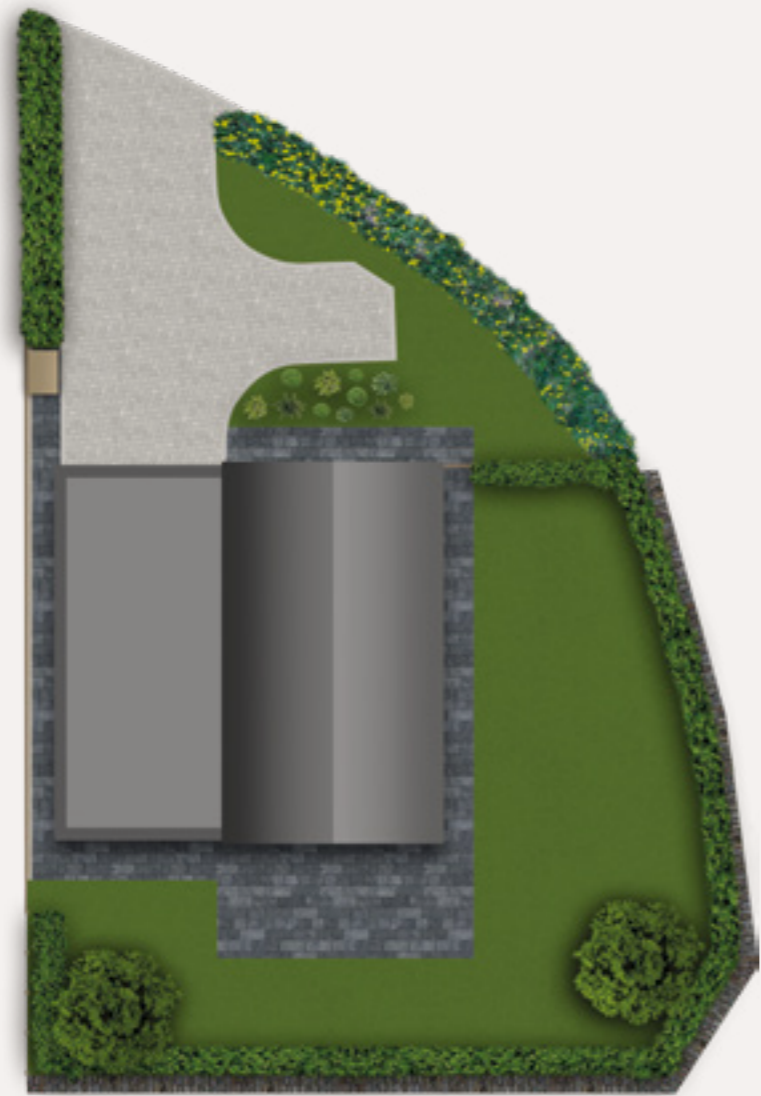
FIRST FLOOR



GROUND FLOOR

L	D	K	B1	B2	B3	B4
Living	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
5553 x 4630mm	6780 x 4115mm	4291 x 4042mm	4586 x 4168mm	4586 x 3432mm	3977 x 3322mm	3977 x 3315mm
18' 2" x 15' 2"	22' 2" x 13' 6"	14' 0" x 13' 3"	15' 0" x 13' 8"	15' 0" x 11' 3"	13' 0" x 10' 10"	13' 0" x 10' 10"

THE MEADOWS
TYPE C3
PLOT 10



GARDEN PLAN

L	D	K	B1	B2	B3	B4
Living	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
7293 x 4599mm	4829 x 3754mm	4828 x 3647mm	4199 x 4063mm	4559 x 2899mm	5059 x 3000mm	5059 x 3015mm
23' 11" x 15' 1"	15' 10" x 12' 3"	15' 10" x 11' 11"	13' 9" x 13' 3"	14' 11" x 9' 6"	16' 7" x 9' 10"	16' 7" x 9' 10"

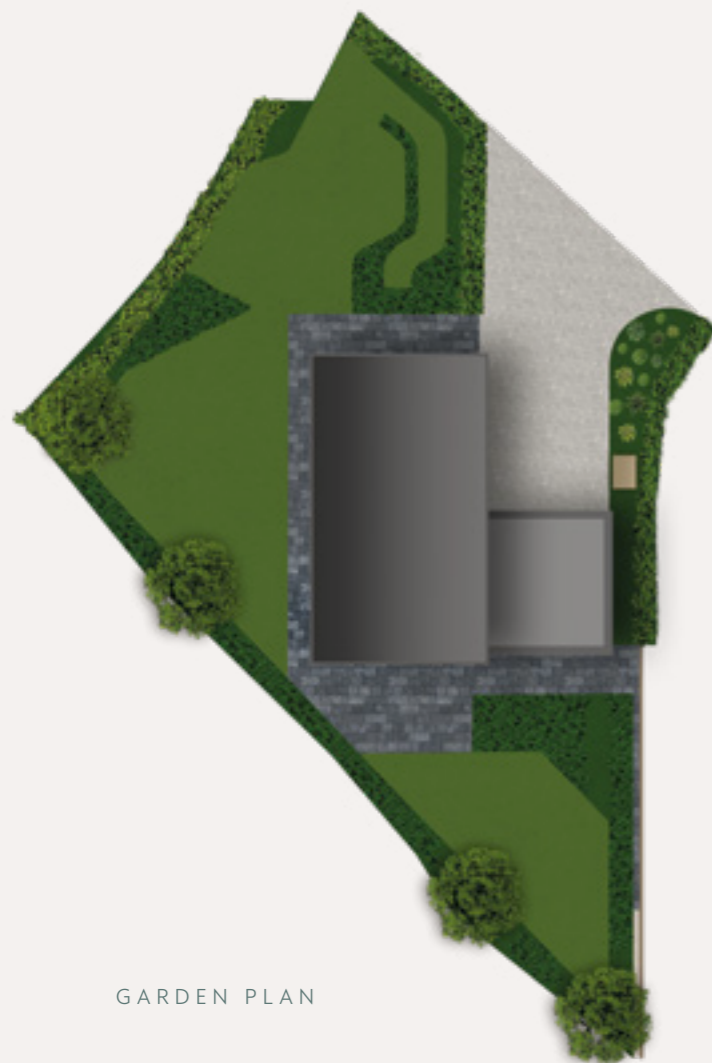


FIRST FLOOR



GROUND FLOOR

THE MEADOWS
TYPE D2
PLOT 11



GARDEN PLAN

LOWER GROUND FLOOR



GROUND FLOOR

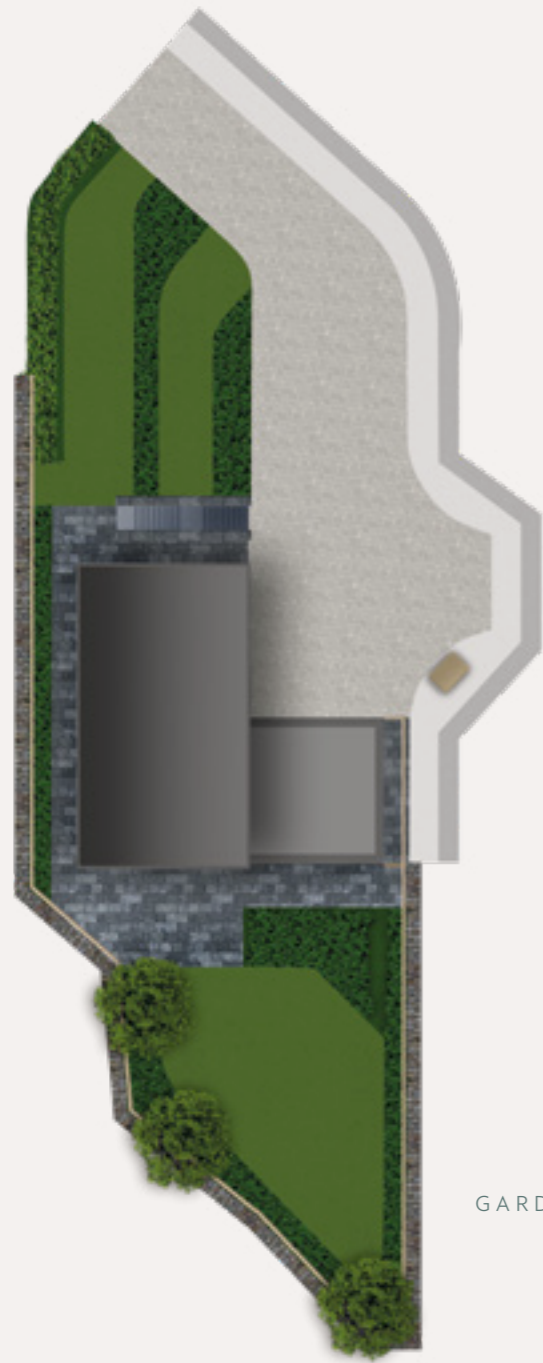
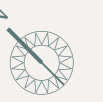


MEZZANINE



L	D	K	B1	B2	B3	B4
Living	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
4938 x 4583mm	4938 x 4682mm	4938 x 3958mm	5923 x 4073mm	4488 x 3767mm	4938 x 3378mm	4938 x 3184mm
16' 2" x 15' 0"	16' 2" x 15' 4"	16' 2" x 12' 11"	19' 5" x 13' 4"	14' 8" x 12' 4"	16' 2" x 11' 0"	16' 2" x 10' 5"

THE MEADOWS
TYPE D2
PLOT 12



GARDEN PLAN

LOWER GROUND FLOOR



GROUND FLOOR



MEZZANINE



L	D	K	B1	B2	B3	B4
Living	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
4938 x 4583mm	4938 x 4682mm	4938 x 3958mm	5923 x 4073mm	4488 x 3767mm	4938 x 3378mm	4938 x 3184mm
16' 2" x 15' 0"	16' 2" x 15' 4"	16' 2" x 12' 11"	19' 5" x 13' 4"	14' 8" x 12' 4"	16' 2" x 11' 0"	16' 2" x 10' 5"

Specification

Kitchens

Contemporary Masterclass kitchens by Neat in Highland Stone & New Forest
Everest quartz worktop, upstand and splashback
Stainless steel undermount sink

Integrated Appliances Include:

Neff induction hob with pop up downdraft extractor
Neff oven
Neff microwave
Neff dishwasher
Neff fridge
Neff freezer
Caple wine cooler

Bathroom & En Suite

Contemporary sanitary ware by Selnova
Wash basin with chrome mixer tap
Freestanding double ended bath
Sintra White ceramic wall tiles
Mareema Sands porcelain matt floor tiles
Chrome heated electric towel rail

Interior Finish

Mareema Sands porcelain matt floor tiles to all living areas
Cormar carpet to bedrooms and stairs in "Tusk", by Home Counties

Heating/Hot water

Underfloor heating throughout
Hot water cylinder
Solar panels located on garage roof

Miscellaneous

Utility area/room includes a washing machine and dryer
Outside tap located at the front of the property
Remote controlled electric garage doors
Broadband and telephone hub provided to living areas



The PG Group is a Bristol based property developer with a wealth of experience in creating high quality yet affordable homes in Bristol and across the South West.

The philosophy of the PG Group centres on providing an excellent service and product, to satisfy not only the client's requirements but to enhance the environment and benefit the wider community. The buildings produced are a testament to the Group's aims and ambitions.

The PG Group's developments look and feel inspirational both inside and out. From their professional partnerships through to the smallest details, investing in the best is their priority.

thepggroup.co.uk

CONTACTS

www.ilshamgrange.co.uk

enquiries@ilshamgrange.co.uk

01803 422002





ILSHAM GRANGE

COASTAL ESTATE, TORBAY