

Miramar

Torquay, Devon





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A beautiful contemporary villa, completed to an exacting standard in 2017 by the current owners. Miramar takes full advantage of its location on the English Riviera with large floor to ceiling windows and external terraces providing long uninterrupted views across the Bay.

Designed by world renowned architects, Kaye Elliot, as a modern interpretation of the Torquay villa typology, the building pays homage to the local projects of renowned American architect William Lescaze. The house enjoys spacious open interiors and the many sliding external doors and glazed open corners blur the lines between indoor and outdoor living. The house enjoys simple, uncluttered, high quality detail and has been engineered to a meticulous standard, discreetly integrating modern technology throughout. In addition to beautiful open living space, the property enjoys ample parking, a large 2 car garage and workshop, a cinema room and a detached home office. This high specification home offers a lifestyle that can easily combine the benefits of town living, with world class marine facilities and easy access to the surrounding countryside and beyond to Dartmoor and the South Hams.

Torquay Marina 1 mile, Exeter 24 miles (London Paddington 2 ½ hours), Plymouth 32 miles
(All distances and times approximate)

Hallway | Open plan kitchen/sitting room/dining room | Pantry and utility room | Cloakroom/WC | Plant room/drying room

Principal bedroom with dressing room, en suite bathroom and large terrace | Guest bedroom with en suite shower room
Three further bedrooms | Family bathroom | Cinema/playroom | Lower Ground Atrium

Private parking | Terraced lawned garden | Double garage and workshop | Inner courtyard | Terrace | Detached office

Gross Internal floor Area (approx.): 3,776 sq ft (350.8 sq m)



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Miramar – For sale freehold

Miramar is an exceptional, contemporary, detached family home situated in an elevated position with enviable views over the protected countryside of Cockington valley and beyond to the sea. Facing due south, it is one of three detached houses nestled in the old kitchen gardens of Chelston Manor, a significant local heritage asset. Built to exceptional standards to capitalise on the location, the scale of the building enables entertaining in large numbers, but the nature of the design also allows for quiet personal spaces.

On approach is parking for 2 to 3 cars adjacent to the house and a double garage with automatic doors and integral workshop space.

The front door leads through into a light filled reception hall flanked by full height glass looking onto a wonderful outdoor living space. Stairs lead up and downstairs from this entrance hall, with access also to a coat and boot area, WC and plant room. The hall leads onto a magnificent sitting dining/kitchen room that forms the hub of the house. The entire south facing front facade is glazed with sliding doors to maximise the panoramic views out across the countryside and the bay. Beyond the glazing is a covered balcony offering a wonderful feeling of connected indoor outdoor living. At the centre of the room is a double sided log burner providing a wonderful centrepiece for winter









evenings. The kitchen was handmade by revered local cabinetmakers, Peter Booth, and is packed with features and high spec finishings. A sliding door leads to a concealed pantry and utility room, and beyond to a spacious 2 car garage with generous workshop area. On the other side of the open plan sitting room is an inner courtyard which forms a sheltered suntrap, perfect for alfresco dining and outside entertaining

Stairs lead up from the hallway to very effective deep half landing and beyond to the first floor landing which is surrounded again by floor to ceiling glass. The light well above ensures natural light floods down through the central stairwell. The principal bedroom suite is an incredible space with limitless sea views, surrounded by a huge wraparound roof terrace accessed via sliding doors. This is large enough for entertaining on a grand scale and enjoys the best panoramic views from the house. External speakers are connected to the zoned music system that runs through the house and high balustrade glazing gives excellent protection from the elements whilst also providing a high degree of safety. To the rear of the principal bedroom is a walk-in dressing room beyond which is a stunning en suite bathroom with his-and-hers sinks, a large bath and a walk in shower. There is an additional fifth double bedroom on this floor which can be adapted as required to form a nursery / study / "snoring room" or even a dedicated dressing room.



There is also direct access from the 1st floor landing out to the terrace providing access for entertaining.

Stairs from the hallway lead down to the cavernous lower ground floor flooded in light from the clever glass floor above. Off the lower ground atrium sits a perfect cinema room with electric blinds and fully integrated surround sound. Off the main corridor are a large family bathroom and three further double bedrooms. All three bedrooms and the cinema enjoy sea views with tilt and turn doors leading directly onto the terrace and lawns beyond. The main guest suite has a large en suite shower room reached via a wide corridor which houses significant concealed storage. A cleverly designed airing cupboard with its own radiator and

MVHR extractor point keeps linen fresh and dry whilst also recycling the warmth from the cupboard throughout the house when required.

Outside, there is a large south facing terrace in front of the house with a garden store to one side. The grass lawn below and the borders are also terraced to create the maximum amount of level useable space. The garden has been designed to be low maintenance and enjoys an automated underground irrigation system. This is in addition to the generous terraces on the ground and first floors. Designed to mimic the Australian concept of indoor-outdoor living, these sizeable outdoor living zones significantly add to the feeling of space, especially in the summer months.

Of some note, towards the bottom of the garden is a detached garden office with space for at least three individuals. Fully networked with 200MB broadband and separate phone lines this is perfect for anyone with a desire to work from home in a separate garden sanctuary.

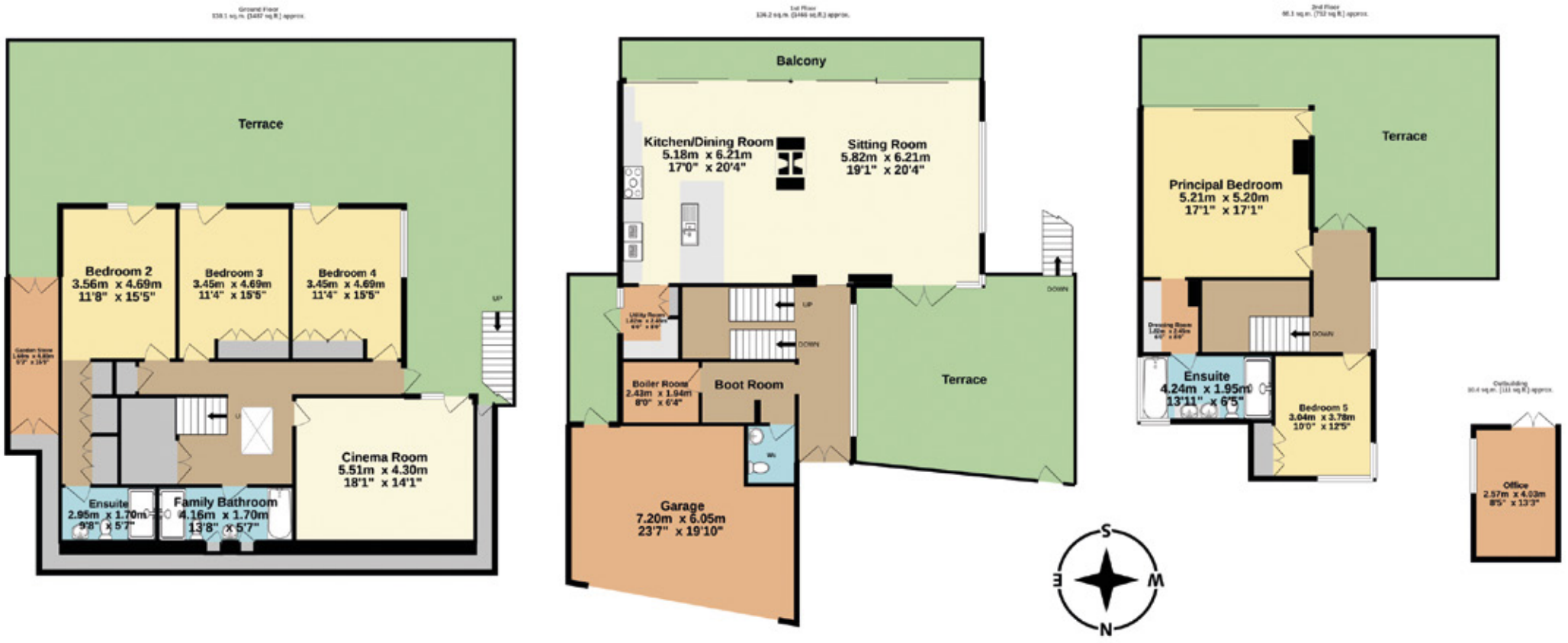
Specification

The house is state of the art and highly insulated with bespoke powder coated aluminium windows and doors throughout from German specialists Fenster. Many of these units are ultra-low profile sliding doors. The ground floor enjoys large format Italian porcelain tiles both inside and out. Highly efficient LED lighting has been designed



**Approximate Gross Internal Floor Area
3,776 sq ft (350.8 sq m)**

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Attention is drawn to the Important Notice on the last page of the text of the Particulars



and supplied by architectural LED lighting specialists PHOS. There is a zoned Omnie underfloor heating system throughout the property on all floors, which is run from a gas boiler in the plant room. An MVHR system is also integrated throughout the property ensuring a constant turnover of fresh air, distributing heat throughout the house in winter and removing heat in summer. Both highly efficient, the systems work quietly in the background in tandem and if required can be controlled via control panel or smart phone app. Unifi wifi boosters on all floors of the property with hardwired network points and terrestrial and 4k TV access points throughout. Virgin Fibre Broadband with speeds over 200mb is available. The bathrooms and sanitaryware were supplied by Porcelanosa with high quality fittings from Crosswater, Grohe and Kaldewei. Automatic low lighting in bathrooms are perfect for midnight trips to the loo.

The kitchen was designed and installed by revered local specialists Peter Booth Kitchens. The large island with oak lined drawers offers breakfast bar seating for 4 people. NEFF appliances throughout include double “slide and hide” ovens, large 5 ring induction hob and integrated extraction hood, as well as a Quooker instant boiling water and insinkerator waste disposal.

There is a zoned music system throughout house as well as beyond into the terraces and garden. A superb Dolby Atmos surround system is discreetly integrated into the Cinema room. Texecom burglar and fire alarm system combined (also accessible remotely). Electronically controlled electric blinds with heat sensors. Electronic sectional garage door by Hormann. Garden lights on timers and sensors. Futureproof cable design to easily accommodate smart home features should any future owners wish to go down this road. Finished in 2017 the property enjoys full LABC warranties, and the roofing materials enjoy a 30 year warranty.

Torbay

Torbay comprises of three coastal towns on the South Devon coastline often described as the English Riviera and offering something of a microclimate with palm trees and

sandy beaches. The bay stretches from the fishing port of Brixham on the western side to the popular resort of Torquay.

The surrounding area to Miramar is very lovely, adjacent to the Chelston conservation area. Sat between Torquay and Cockington the property is a short walk either from the rural idyll of Cockington valley with its protected parkland and water meadows, or from direct water access at Livermead Sands.

It is about a six minute walk from the mainline railway station, about a five minute walk to the beach and about a 15 minute walk to the marina. Dartmouth, Dartmoor and Shaldon are all about a 20 minute drive away.

Schools: There are a number of educational options with Torbay at primary and secondary level with the renowned Grammar Schools at Torquay and Churston, as well as the well-regarded South Devon College. Independent options include the Abbey in Torquay, Stover in Newton Abbot, St Christophers in Staverton, Trinity School in Teignmouth. Further afield are Blundells in Tiverton, Mount Kelly in Tavistock and the Taunton Schools.

Travel: Iconic Torquay railway station is less than half a mile away, being a commuter line linking with Newton Abbot, and onwards to London Paddington or Penzance. Fastest journey time from Torquay to London Paddington is 2h38m. The recent South Devon link Road offers good access to the A380 and A38, as well as the M5 beyond. Exeter airport is 35 minute drive to the north and Bristol airport 1h30mins. Boats leaving Torbay head to Brixham and Dartmouth. Ferry port at Plymouth is less than 1h and offers convenient passage to Roscoff in Northern France.

Outdoor activities: Close by in either direction are the beaches, bays and promenades of Torquay and Paignton with the South West Coast path offering superb walking in both directions. Torbay itself offers world class watersports with international sailing events held here regularly. The ‘Bay has become a very popular paddleboarding destination with many cliffs, caves and rocky outcrops easily accessible within the shelter of this huge natural bay.





Torquay marina is a superb facility less than 1 mile away. As previously mentioned, Cockington Country Park and historic Cockington Court are close by offering formal gardens and meandering country walks through woodland and on to the countryside beyond. Nearby the rivers Dart and Teign offer superb amenities and within 20 minutes drive Dartmoor offers spectacular hiking and cycling.

Services

Mains water, electricity, drainage and gas.

EPC rating

B



Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

Torbay Council, Town Hall, Castle Circus, Torquay TQ1 3DR

Directions (TQ2 6PP)

From Exeter and the M5, take the left split on Haldon Hill for Torquay (A380). Continue along A380 for about 10 miles. At the end of the dual carriageway keep right and continue on Besigheim Way/Penn Inn Flyover on the A380. At the roundabout, take the 1st exit onto Marldon Road. Then turn right onto Nut Bush Lane. Then turn right onto Herbert Rd and continue onto Seaway Lane. Turn right onto Old Mill Road and the entrance into Miramar will be on the left.

Viewing

Viewing is strictly by prior appointment with Knight Frank LLP.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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