



Villa Nova, 11A Thatcher Avenue, Torquay, Devon





A fabulous detached house, with internal lift, situated around a courtyard setting, with **superb views of the coastline** and out to sea. Gated driveway, lovely gardens and a double garage.

Summary of accommodation

Ground Level: Fifth bedroom with en suite | Lift | Double garage/workshop

Upper Level: Entrance vestibule | Reception atrium | Hallway with stairs rising to first floor | Cloakroom | Laundry room

Kitchen/breakfast room | Dining room | Living room | Study | Extended balcony to the front

Main bedroom with en suite bath/shower room

First Floor: Large landing | Three further double bedrooms, all en suite

Grounds: Gated driveway providing parking for several vehicles | Wrap around lawns | Terraces | Courtyard and balcony

Gross Internal floor Area 4,626 sq ft (430 sq m)

Distances

Torquay Station 3 miles (London Paddington 2 hours 47 minutes), Exeter 22 miles Exeter Airport 25.5 miles

(All distances and times are approximate)



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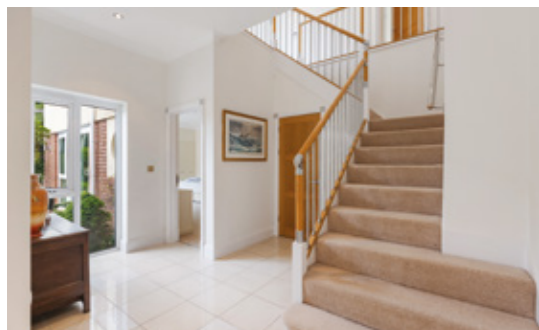
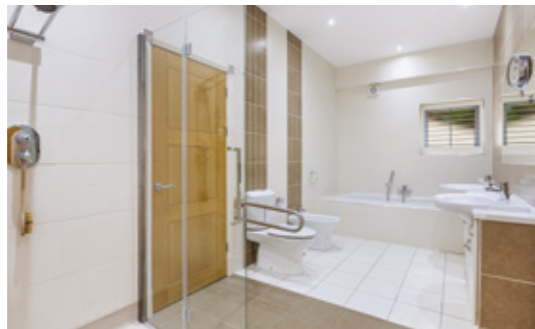
The location

Thatcher Avenue is one of Torquay's most prestigious roads, hugely sought after for its stunning sea views and quiet location and is situated in the area known as Wellswood. A bustling and vibrant community, Wellswood offers a wonderful range of amenities, including an array of independent shops and boutiques, restaurants, cafes, a deli, a popular pub, a post office, a church, and a primary school. The wider area of Torquay offers everything you would expect from a large coastal town, including a hospital, a number of retail parks and several grammar schools. For the outdoor enthusiast, there is much to choose from, including a beautiful links golf course, paddle boarding and kayaking. There are local beaches at Meadfoot and Ansteys Cove, and the South Hams with its sandy beaches, coves and estuaries is about 7 miles, and Dartmoor National Park is about 11 miles, and the South-West Coastal Footpath is just a few minutes' walk from the house. Torquay is well known for its beautiful sailing waters, and the Royal Torbay Yacht Club is situated on the harbourside alongside the sheltered marina, with several restaurants to choose from, including the Michelin star restaurant, Elephant. Communications are excellent, with the South Devon Highway providing direct access to A380/M5, a regular train service to London is available from both Torquay and Newton Abbot, and both Exeter and Bristol airports offer international flights.



The property

Built in 2005 and beautifully designed, this well-presented and spacious home, offers accommodation over three levels, with an internal lift rising from the garage to the upper level. In total, there are five bedrooms, all with en suite bath or shower rooms, and bright open plan living areas, all with outstanding views out to sea. The gated driveway provides parking for several vehicles and leads to the double garage/workshop. From the garage, there is an internal door leading to the lower hallway, where the lift is situated, and a fifth bedroom, with en suite shower room. Stairs rise internally and also externally from the driveway, to the upper level, where the front door leads through to the entrance vestibule and atrium/reception hallway beyond. This level is designed around a wonderful west-facing Mediterranean-style courtyard, and a glass covered hallway connects the north and south wings. The south wing, which occupies the front elevation, comprises the kitchen, which is beautifully fitted with a range of integral appliances and benefits from doors opening onto the balcony, and the dining room and the living room again, both benefitting from doors leading to the balcony and offering sublime views. The living room has a gas fire set in a recess, and features wall to wall picture windows overlooking the sea beyond.



The glass hallway leads to the laundry room, the study and the main bedroom with en suite, and stairs rise from the hallway to the first floor, which comprises a further three double bedrooms, all with en suites. The enviable widespread views across the sea and surrounding coastline are superb.

Outside

The approach to the house is private and discreet, with a gated driveway providing parking for several cars. The central Mediterranean style inner courtyard is a wonderful feature and is accessed from all the principal rooms on this level. The gardens are a beautiful feature, being well-established and offering a high degree of privacy and seclusion and to the rear is a full width terrace with lawned gardens beyond. The gardens are well stocked with shrubs, flowers, and trees. There is a large summerhouse/office.

Services

All mains are connected. Underfloor heating, zoned in each room.

Fixtures and fittings

All items usually known as owners' 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.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ1 2PD)

Follow the road around Torquay Marina, keeping the sea on your right. Continue along Beacon Hill, which in turn becomes Parkhill Road. At the crossroads, turn right into Meadfoot Sea Road and follow the road along Meadfoot Beach. At the end of the beach, turn right into Ilisham Marine Drive, and then left into Thatcher Avenue. Take the next right, and Villa Nova, 11a, will be found a little way along on your left.

What3words: ramp.orders.adjust

Property information

Tenure: Freehold

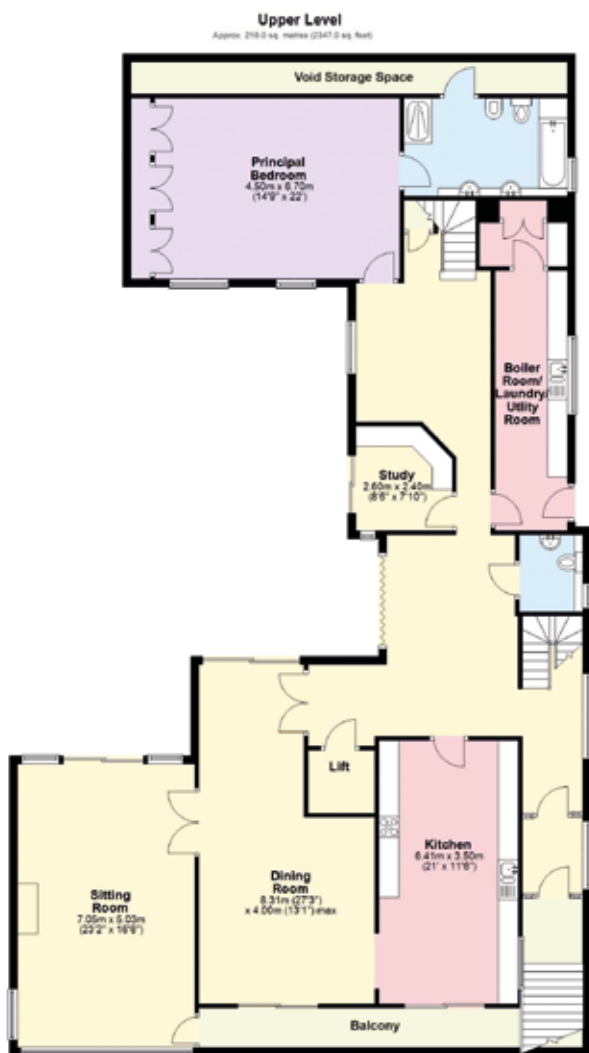
Local Authority: Torbay Council

Council Tax: Band H

EPC Rating: C

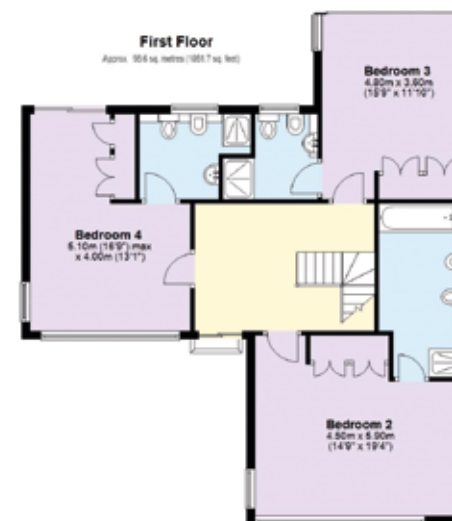
Guide Price: £2,250,000





Approximate Gross Internal Floor Area 4,626 sq ft (430 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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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