



**JOHN COUCH**
THE ESTATE AGENT

Thatchers 18 Thatcher Avenue
Torquay
Devon TQ1 2PD



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Capturing the essence of seaside living, the property offers a stunning discreet individual marine home, beautifully detailed and designed for enjoyment of the panoramic southerly views of Tor Bay

- Unbeatable bay views ■ Stunning entrance hall ■ Double reception room
- Dining room ■ Kitchen/breakfast room ■ Study ■ Cloakroom/WC
- Two double bedroom suites ■ Two further bedrooms with en-suite facilities
- Utility room ■ Cloakroom/WC ■ Gardens & terraces ■ Integral double garage

FOR SALE FREEHOLD

Thatchers is a unique and discreet marine residence designed by a well-known architect to provide a luxurious living experience that embraces striking architecture with exceptional living spaces cleverly capturing magnificent bay views from virtually every room. This beautiful home has been thoughtfully designed to provide places to retreat, spaces to entertain and superb south-facing terraces for outdoor relaxation and al-fresco dining.

LOCATION

Thatcher Avenue is set away from Torquay town on the isthmus of Ilsham in one of Torquay's most prestigious residential locations, sought after for its peaceful ambience and stunning views. Close by is the blue flag beach at Meadfoot which is nestled below an array of spectacular cliffs and provides a peaceful spot for beachcombing.

The licensed beach café is open all year and has a waterside terrace where you can enjoy the views of Thatcher Rock and across the bay to Brixham.

Access to the South West Coastal Path allows the energetic to stretch their legs whilst exploring the spectacular scenery, hidden coves and enjoy every changing bay views.

INTERIOR

Unfolding over three levels and providing over 3300 sq. ft of luxury living spaces, the impressive entrance hall gives enticing glimpses of the sea views whilst showcasing a gently curving staircase and a panel of structured glass to the floor which ingeniously allows light to flow to the lower floor.

The creatively designed living areas are located at entry level where large windows and glass doors frame the stunning views and most rooms have direct access to the upper sun terrace allowing the inside and outside spaces to flow. These outside areas are wonderful spaces to entertain in style or to just kick back and relax whilst relishing the stunning views.

The unique double reception room has a feature central fireplace which provides a cosy focal point for the cooler months and extensive windows that flood the room with natural light and frame the panoramic views of the bay. The dining room allows for formal entertaining whilst the adjacent top of the range kitchen has a wraparound breakfast bar and a dedicated area for casual dining in front of the sliding doors to the terrace.

There is a superb home office which has a wonderful, curved wall and a glass door opening to an external staircase. Completing the accommodation at entry level is a cloakroom/WC and a door giving access to the integral garage.

From the entrance hall the beautiful, curved staircase gently rises to the first floor where a private bedroom suite is flooded with natural light and the large windows capture stunning far-reaching views across Thatcher Rock and around the bay.

VIEWING BY APPOINTMENT ONLY

The curved staircase descends to the garden level where the principal bedroom suite includes a dressing room, sitting area and en-suite bathroom with bath and shower. Sliding doors open to the garden terrace and there are captivating open views across the gardens to the bay beyond.

At this level there is a further bedroom suite with a range of fitted furniture and a double bedroom with en-suite bathroom. All three bedrooms have doors opening to the garden terrace and all enjoy fabulous sea views.

Completing the garden level accommodation is a superbly fitted utility room with space and plumbing for laundry appliances and a separate cloakroom/WC.

OUTSIDE

Gardens to the front create a verdant approach whilst to the rear there is a lawned area and south-facing sun terraces on two levels with a spiral staircase joining the two spaces giving an excellent flow to these areas. The terraces at both levels have a great degree of privacy and are perfectly positioned to capture all available sunshine and provide an intimate experience of the uninterrupted views across Thatcher Rock and around the curve of the bay.

During the day the movement of the sun and vagaries of coastal weather provide a constantly changing view and after dark the lights across the bay and the beam from the lighthouse at Berry Head provide a totally different seascape to enjoy.

Thatcher's is approached over a gated driveway that flows to a parking area which is in front of the integrated double garage with automated door. An internal door opens into the hallway.

RESORT

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, restaurants and the international marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls, and cricket are all close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND H (Payable Torbay Council 2024/2025 £4465.70)

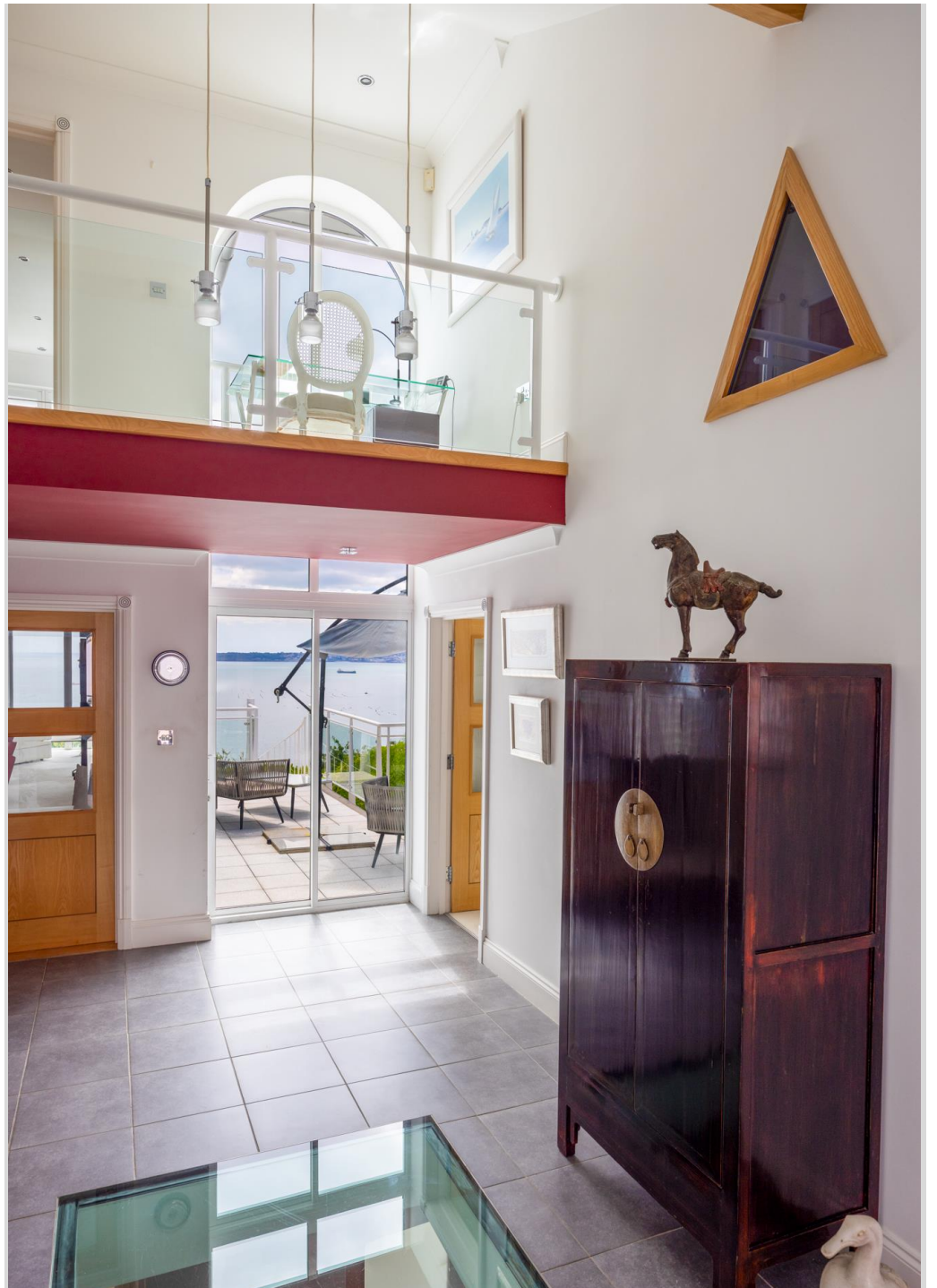
MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) and Ultrafast (FTTP) (Estimated Ofcom Data)











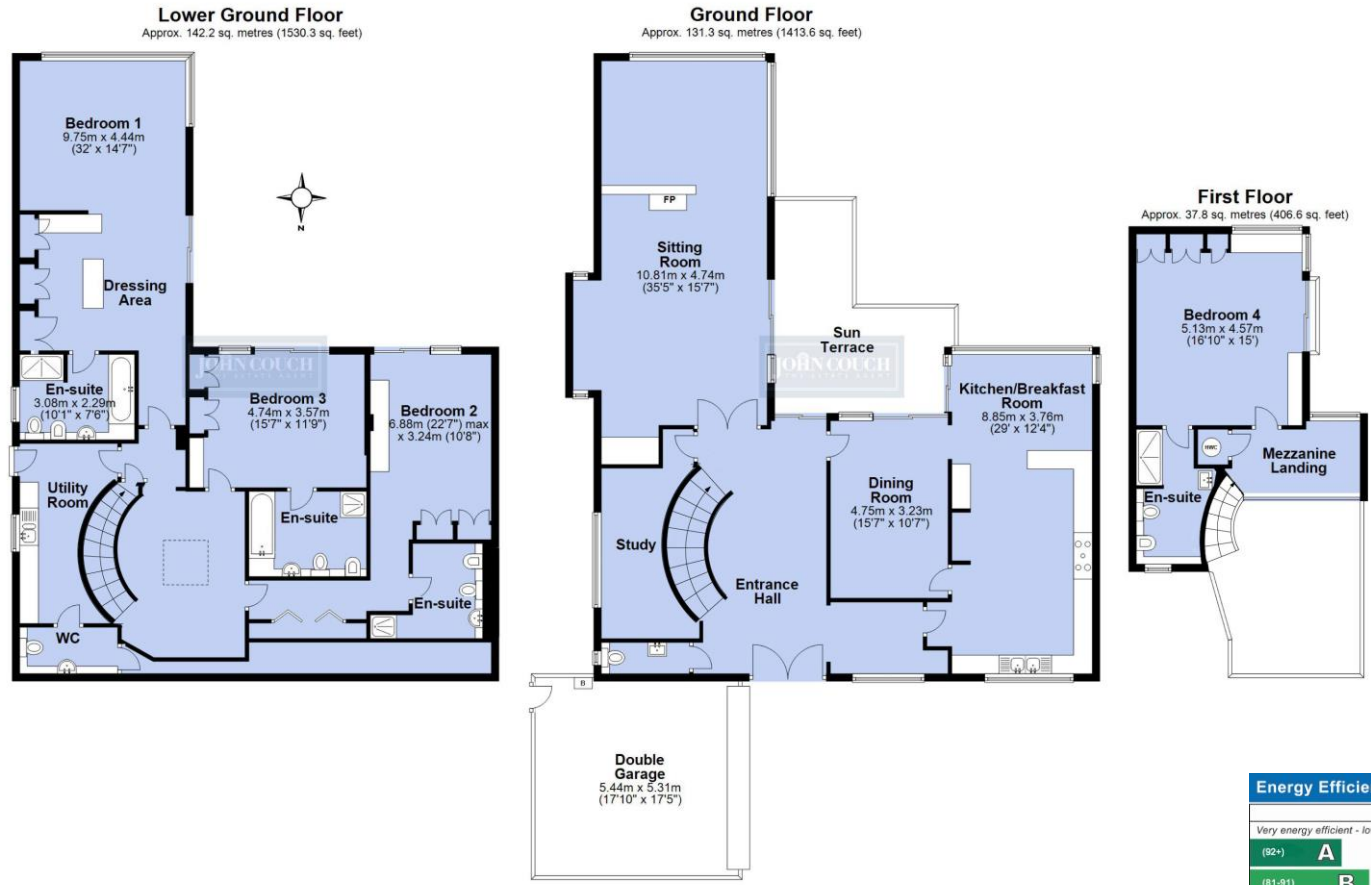












Total area: approx. 311.3 sq. metres (3350.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



www.johncouch.co.uk

IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.