

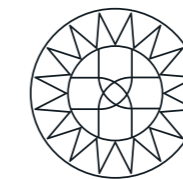


W E L C O M E T O  
T H E A P A R T M E N T S A T  
I L S H A M G R A N G E

Rowan Heights, Cedar View and Chestnut Court are a collection of three perfectly positioned buildings that effortlessly combine contemporary comfort with the charm of a coastal lifestyle.

Elevated above the surrounding landscape, vistas span over this extraordinary 45-acre development, from the expansive shoreline to the picturesque gardens and meadows. Each property has been thoughtfully designed, featuring the highest quality elements to create an irresistible home, including Masterclass kitchens, Neff appliances and Selnova bathroom suites.

Located adjacent to Ilsham Marine Drive, on its own headland, life at Ilsham Grange will be a delight, thanks to the unbeatable combination of leisurely, contemporary living and indulgent, breathtaking views.



I L S H A M G R A N G E

COASTAL ESTATE, TORBAY



EXCEPTIONAL QUALITY



Computer generated image, details may vary on completion.



STUNNING LOCATION



ILSHAM GRANGE

COASTAL ESTATE, TORBAY



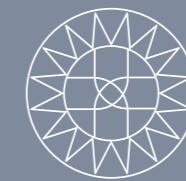


## HERITAGE & HEADLAND

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 convent 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, four Grade II listed buildings, including a thirteenth century oratory, will be lovingly restored to form the Heritage Quarter.



ILSHAM GRANGE

COASTAL ESTATE, TORBAY



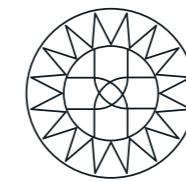


## THE ENGLISH RIVIERA

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.

With 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



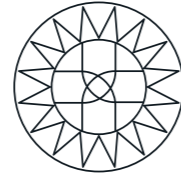


## ON YOUR DOORSTEP

Nestled within the leafy village of Wellswood, the apartments at Ilsham Grange are just a short walk away from a parade of independent shops, boutiques and cafés and restaurants. With upmarket eateries such as the Waddling Duck Bistro and Mr and Mrs Jones deli on your doorstep, it's no surprise this location is one of the most desired on the English Riviera.

Just minutes away from Ilsham Grange, discover Anstey's Cove, Babbacombe Beach, Oddicombe Beach, Meadfoot Beach, and much more. Whether you prefer a morning of paddleboarding, a leisurely stroll along the spectacular Southwest coastal path, or just a lazy afternoon on the beach, you can easily indulge in a diverse coastal lifestyle.





# ILSHAM GRANGE

COASTAL ESTATE, TORBAY

# A P A R T M E N T

## S I T E P L A N



ILSHAM GRANGE BOUNDARY

APARTMENTS

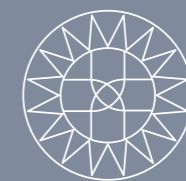




# APARTMENT LIVING AT ROWAN HEIGHTS

Nestled amidst the wooded grounds of Ilsham Grange, Rowan Heights enjoys a coveted location. These modern apartments are arranged over four floors, seamlessly blending a classic coastal style with the breathtaking natural surroundings. A step outside onto the sizeable balconies or terraces will offer enchanting views of the English Riviera coastline and beautiful countryside.

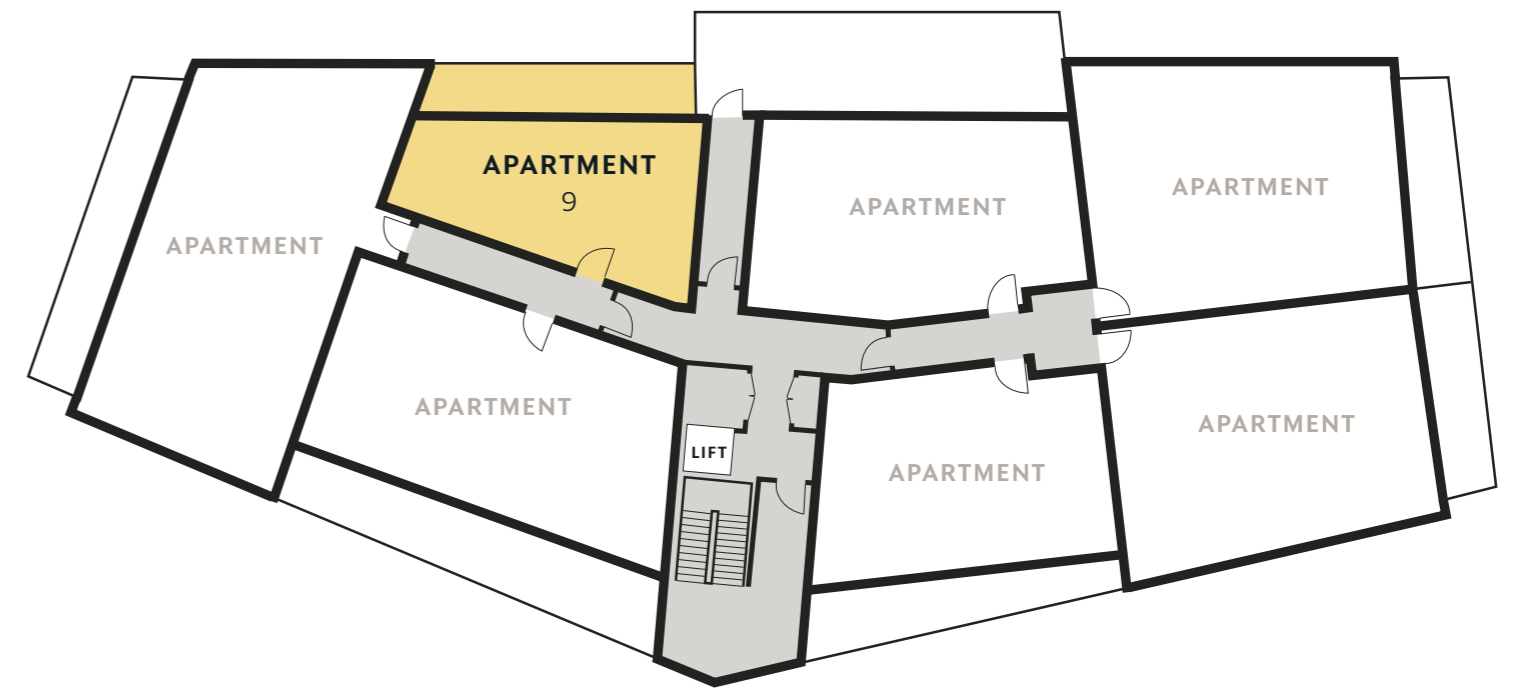
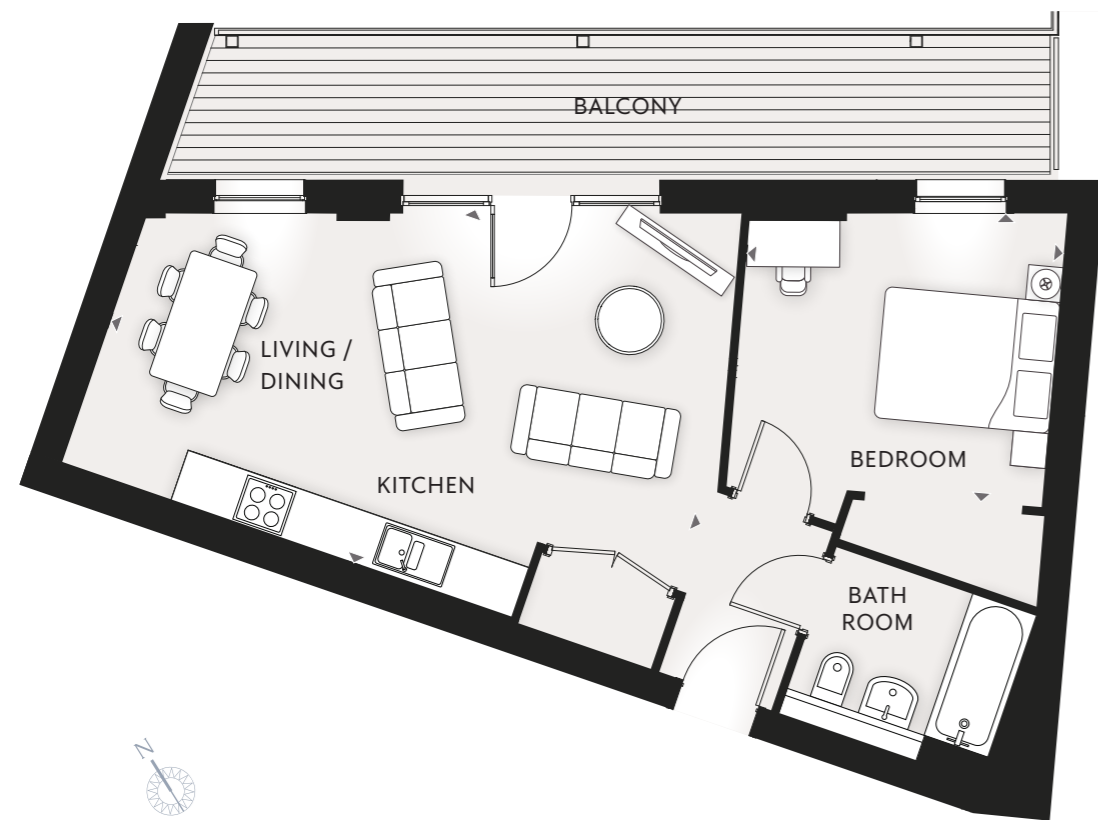
Within the apartments are contemporary open-plan living spaces that epitomise quality, as well as high-specification kitchens and bathrooms.



ILSHAM GRANGE

COASTAL ESTATE, TORBAY





**KITCHEN**  
5416mm x 1500mm    17' 9" x 4' 11"

**LIVING / DINING**  
7116mm x 3700mm    23' 4" x 12' 2"

**BEDROOM**  
3600mm x 3361mm    11' 10" x 11' 0"

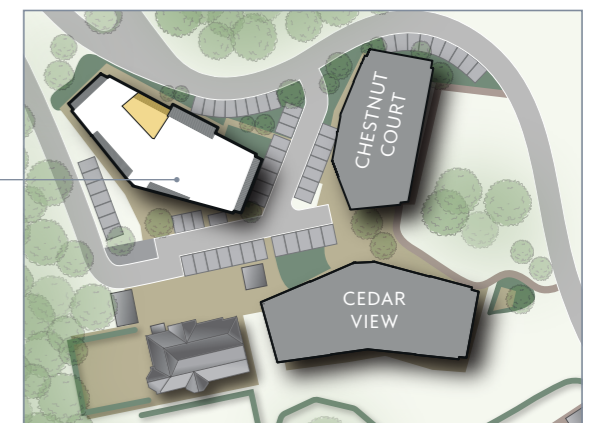
**APT. NO. FLOOR**

9 FIRST



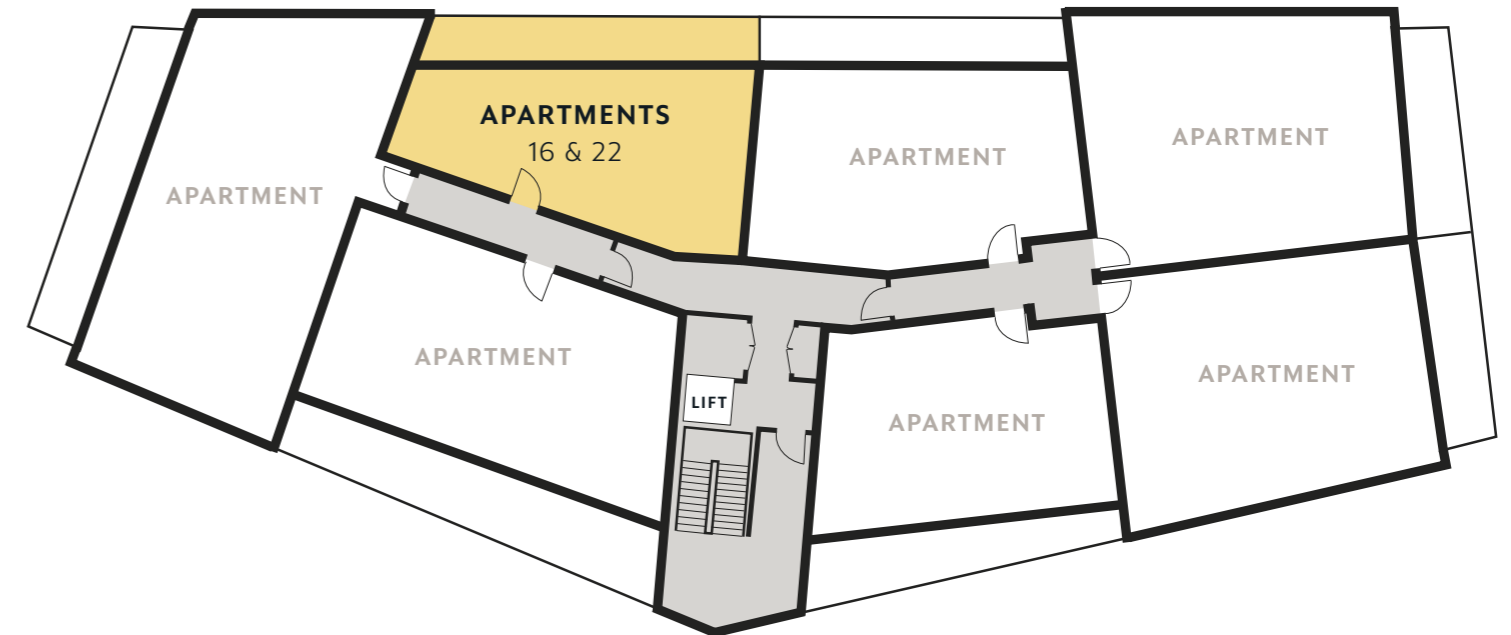
ROWAN HEIGHTS

COASTLINE



Configuration of floors may vary. Check with your sales advisor.





**KITCHEN**  
4238mm x 2050mm    13' 11" x 6' 9"

**LIVING / DINING**  
6719mm x 4962mm    22' 0" x 16' 3"

**BEDROOM**  
3250mm x 3225mm    10' 8" x 10' 7"

**APT. NO. FLOOR**

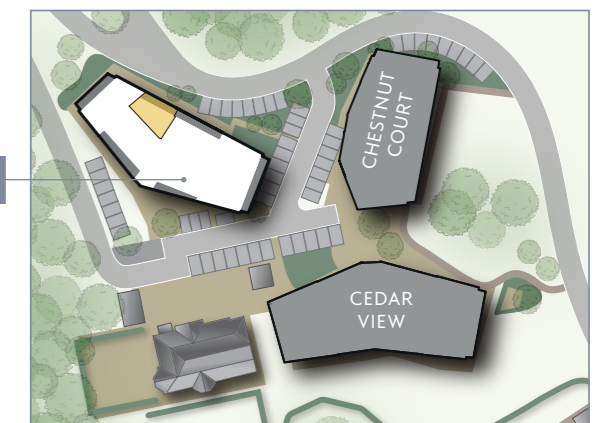
22 THIRD

16 SECOND



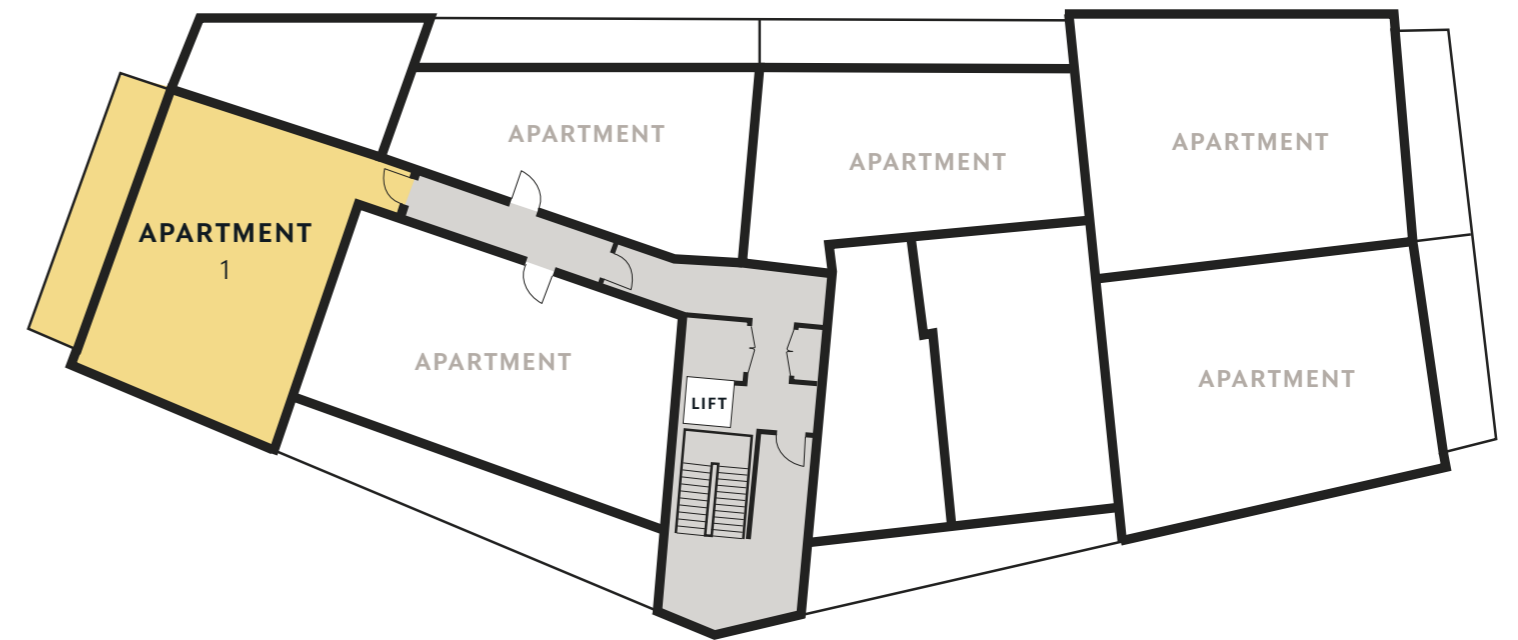
ROWAN HEIGHTS

COASTLINE



Configuration of floors may vary. Check with your sales advisor.





**KITCHEN**  
5450mm x 2050mm  
17' 11" x 6' 9"

**LIVING / DINING**  
5360mm x 3562mm  
17' 7" x 11' 8"

**BEDROOM 1**  
4050mm x 3210mm  
13' 3" x 10' 6"

**BEDROOM 2**  
4050mm x 2950mm  
13' 3" x 9' 8"

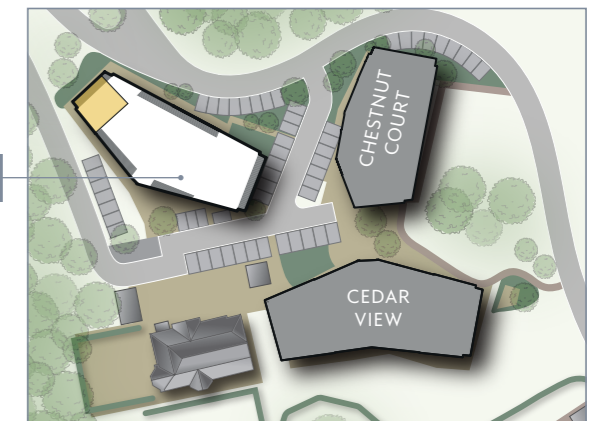
**APT. NO. FLOOR**

1 UPPER GROUND



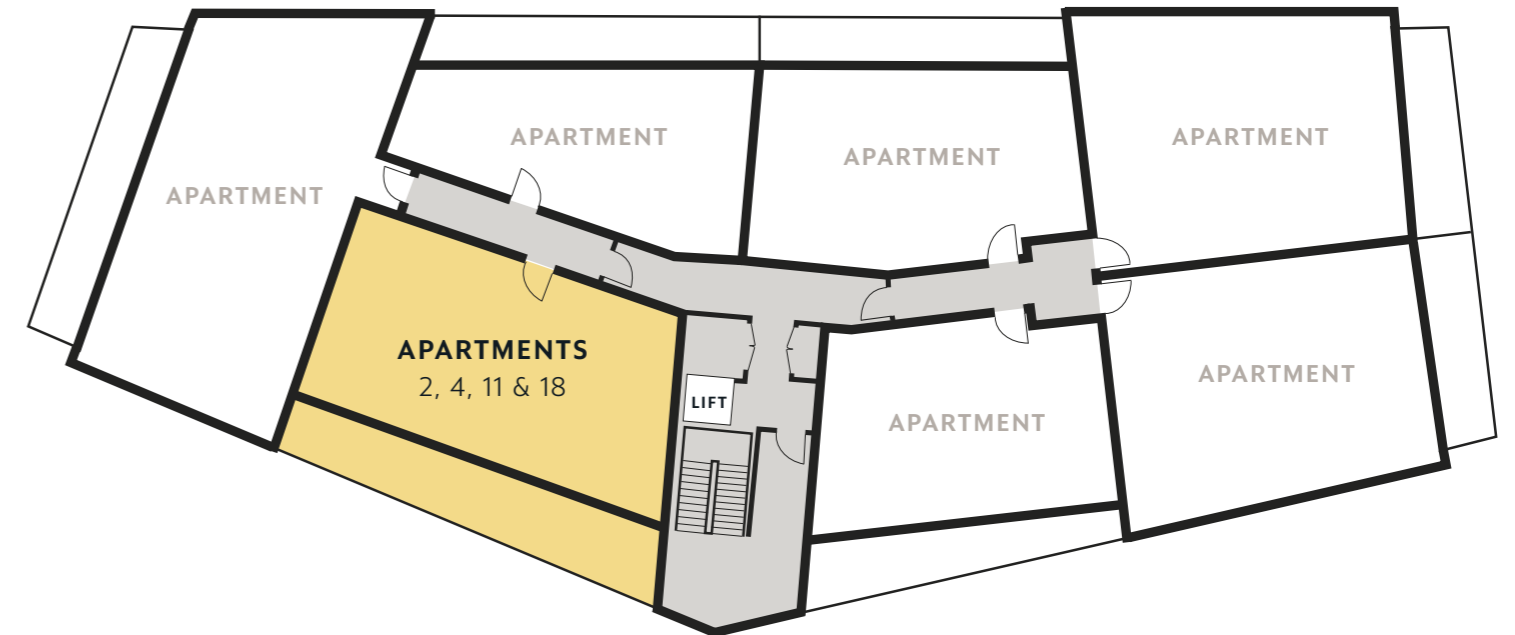
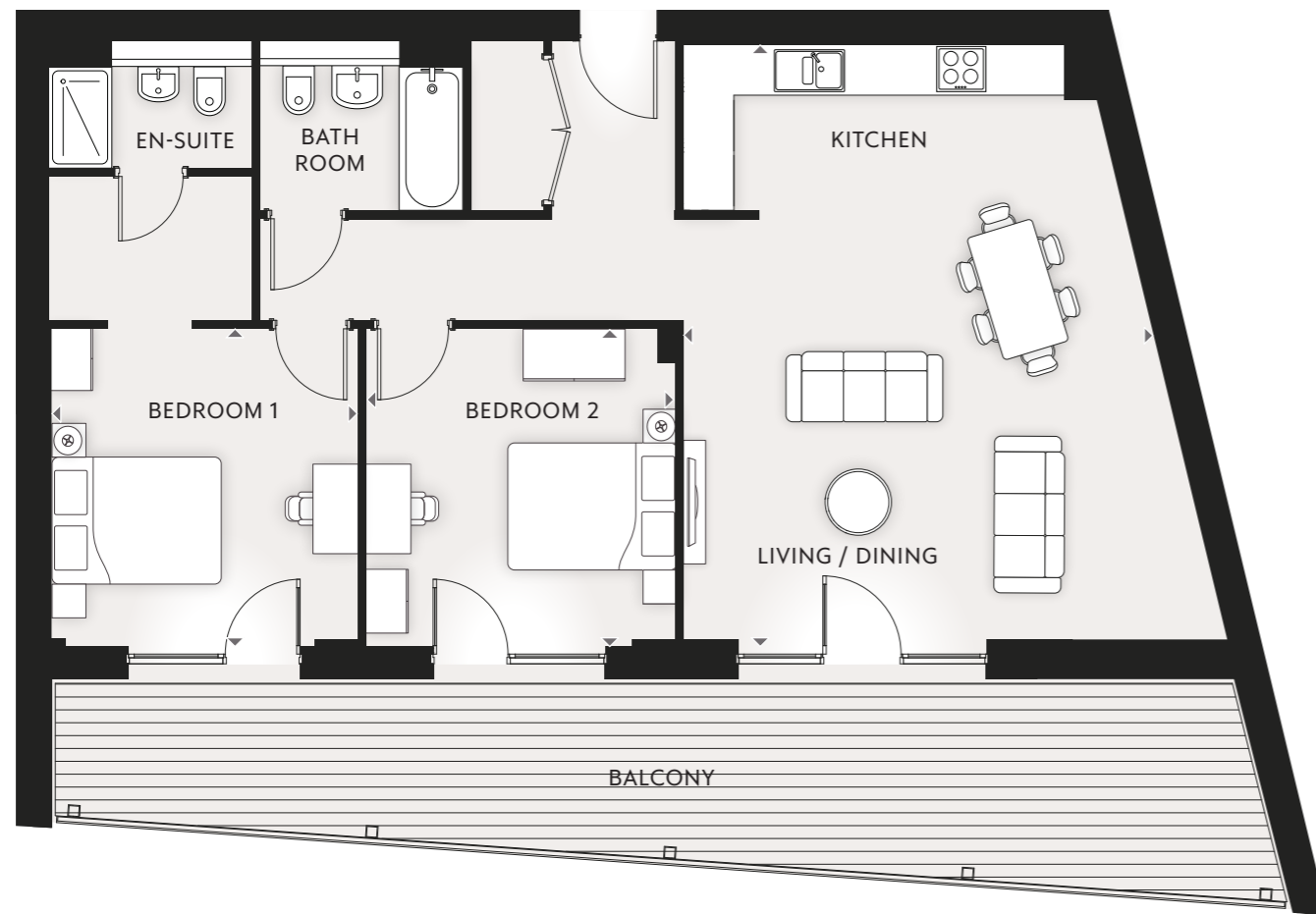
ROWAN HEIGHTS

COASTLINE



Configuration of floors may vary. Check with your sales advisor.





**KITCHEN**  
4500mm x 1960mm    14' 9" x 6' 5"

**LIVING / DINING**  
5155mm x 4053mm    16' 11" x 13' 4"

**BEDROOM 1**  
3753mm x 3620mm    12' 4" x 11' 10"

**BEDROOM 2**  
3753mm x 3640mm    12' 4" x 11' 11"

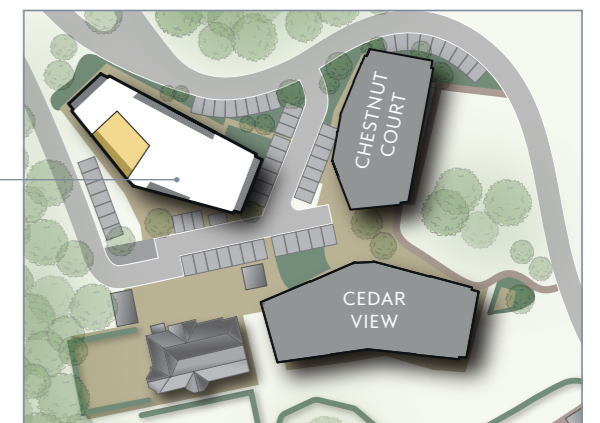
**APT. NO. FLOOR**

|    |              |
|----|--------------|
| 18 | THIRD        |
| 11 | SECOND       |
| 4  | FIRST        |
| 2  | UPPER GROUND |

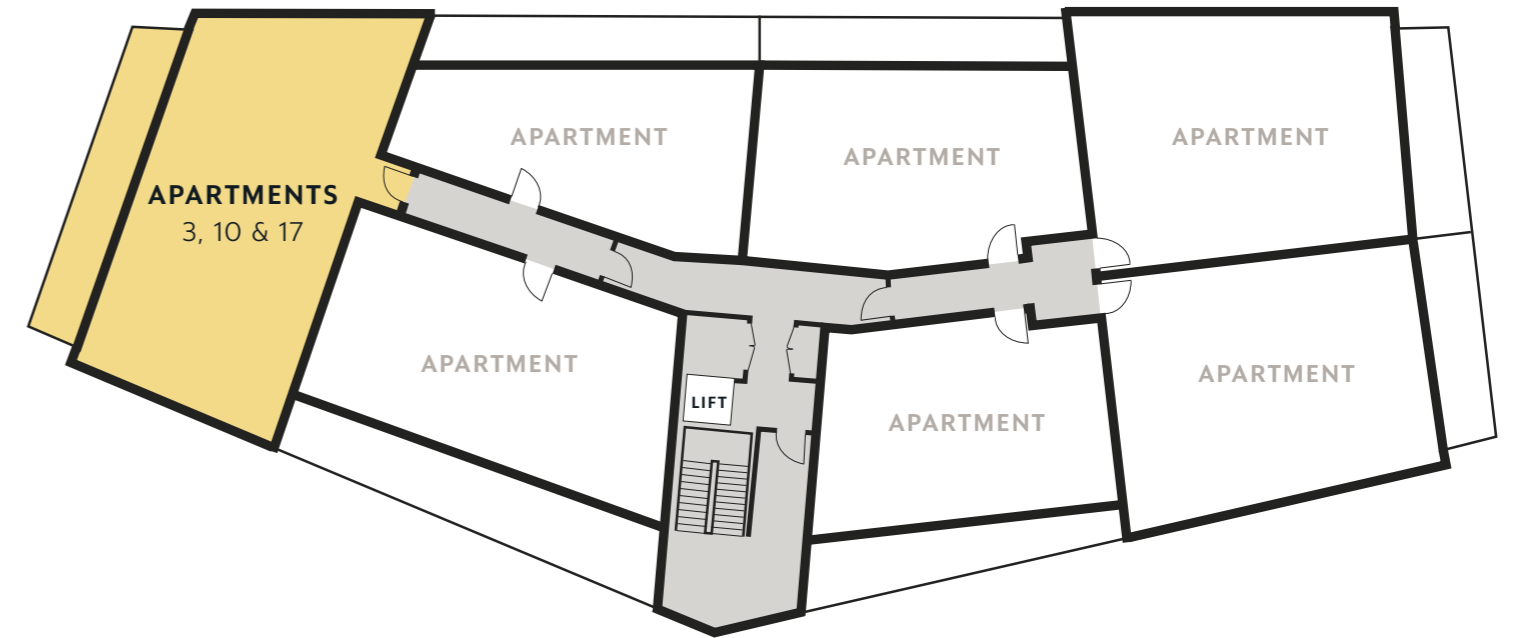
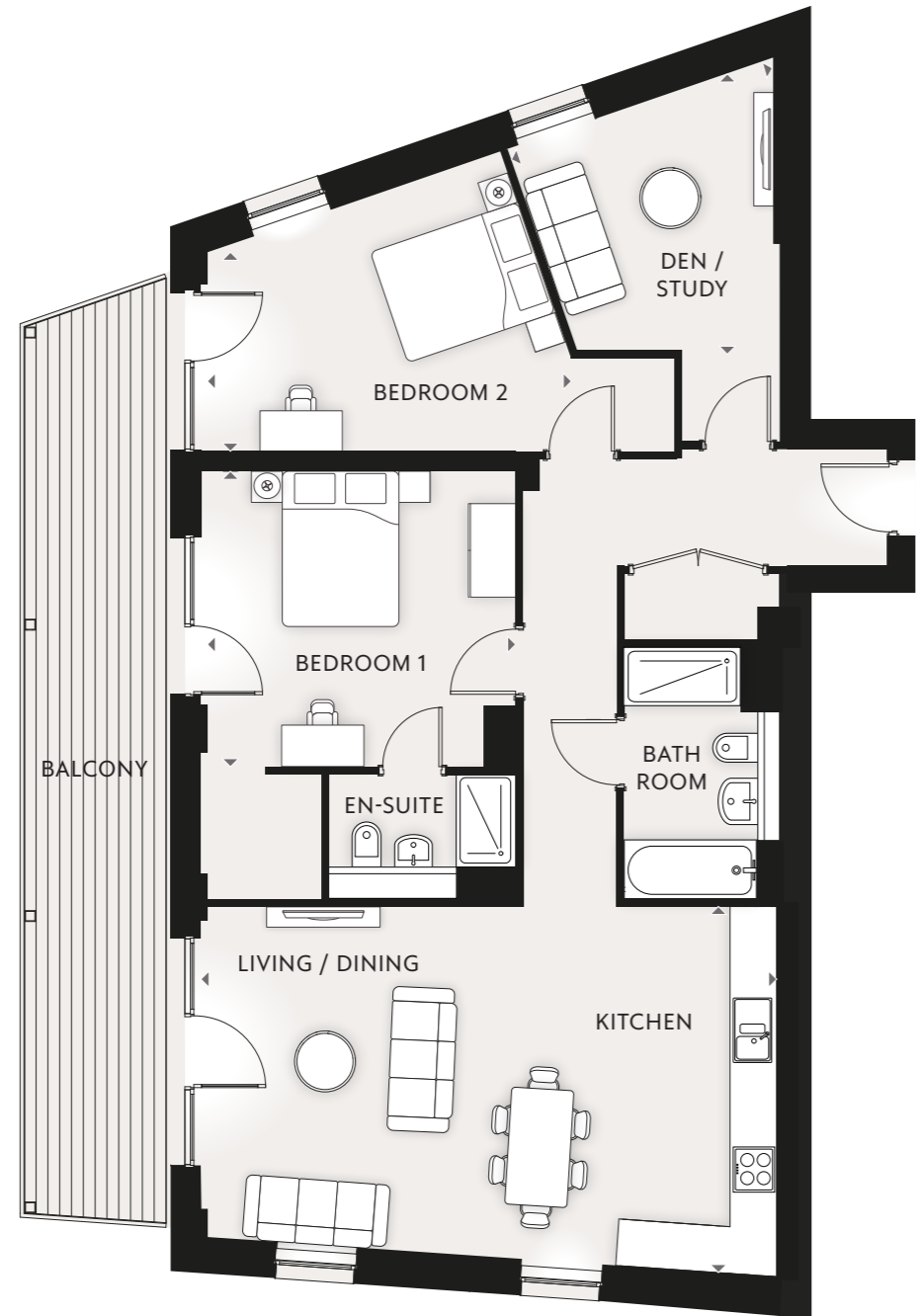
Configuration of floors may vary. Check with your sales advisor.



ROWAN HEIGHTS







**KITCHEN**  
4711mm x 2000mm    15' 5" x 6' 7"

**LIVING / DINING**  
5410mm x 4252mm    17' 9" x 13' 11"

**BEDROOM 1**  
3965mm x 3800mm    13' 0" x 12' 6"

**BEDROOM 2**  
4683mm x 3857mm    15' 4" x 12' 8"

**DEN / STUDY**  
3766mm x 3503mm    12' 4" x 11' 5"

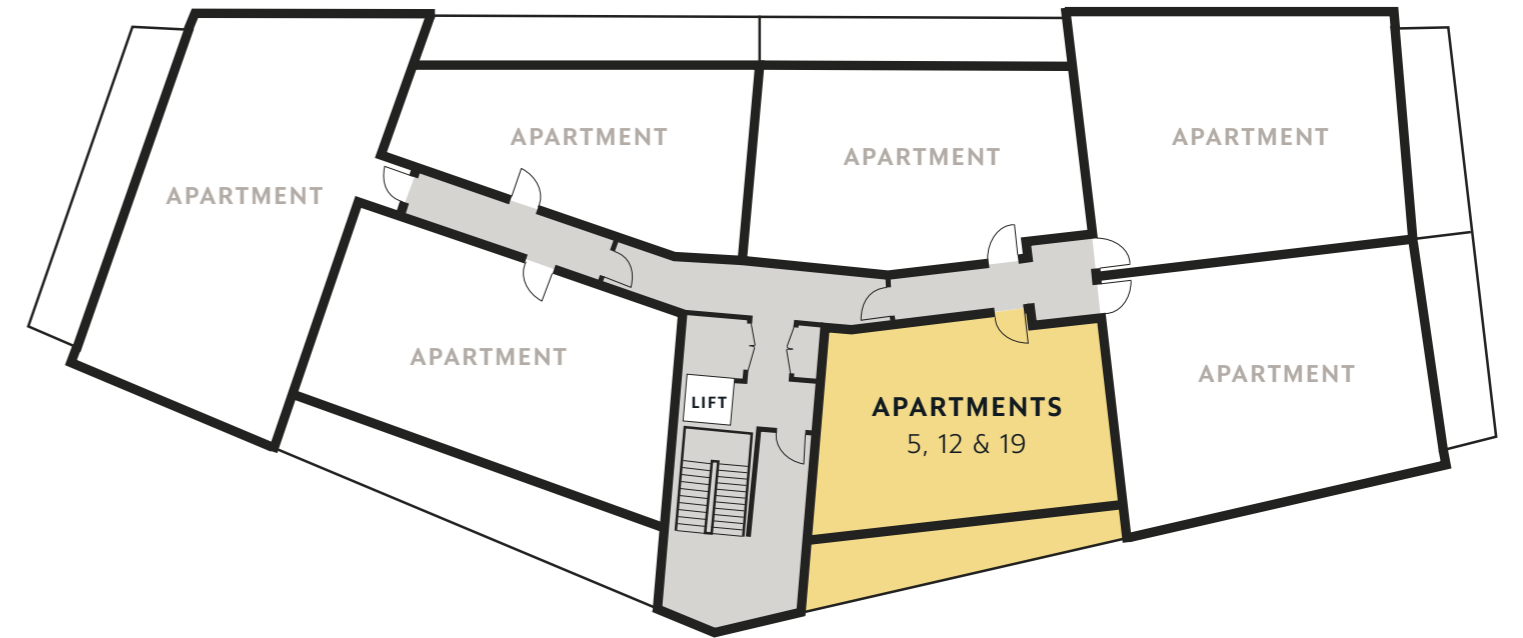
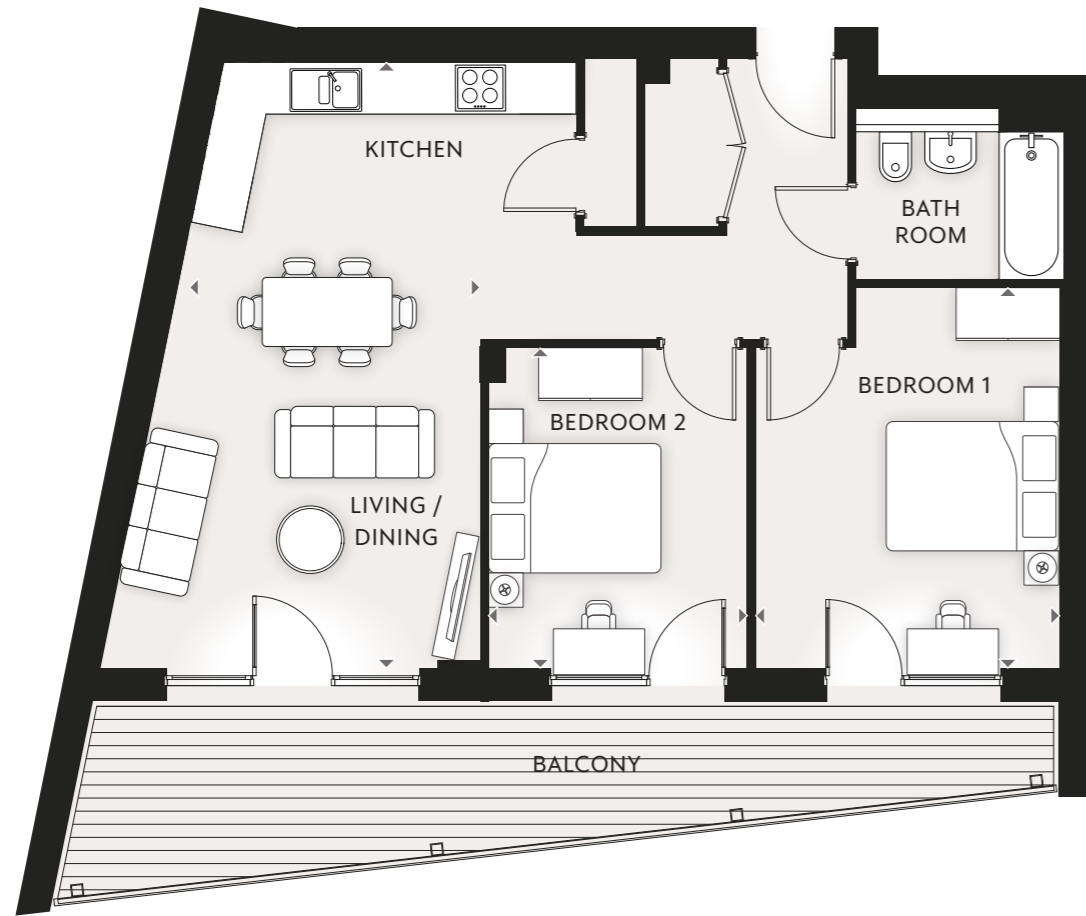
**APT. NO. FLOOR**

|    |        |
|----|--------|
| 17 | THIRD  |
| 10 | SECOND |
| 3  | FIRST  |

Configuration of floors may vary. Check with your sales advisor.







**KITCHEN**  
4085mm x 2010mm    13' 5" x 6' 7"

**LIVING / DINING**  
5014mm x 4400mm    16' 5" x 14' 5"

**BEDROOM 1**  
4414mm x 3524mm    14' 6" x 11' 7"

**BEDROOM 2**  
3714mm x 3000mm    12' 2" x 9' 10"

**APT. NO. FLOOR**

|    |        |
|----|--------|
| 19 | THIRD  |
| 12 | SECOND |
| 5  | FIRST  |

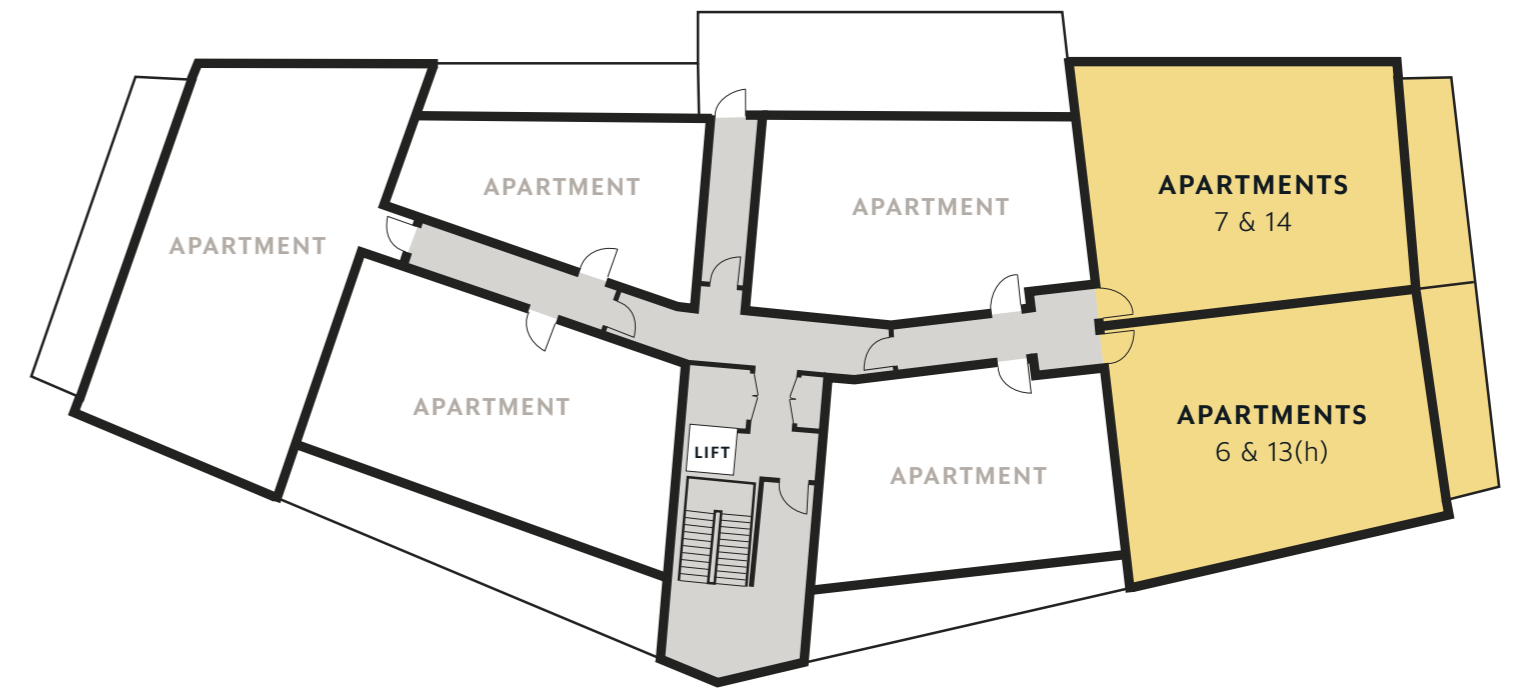
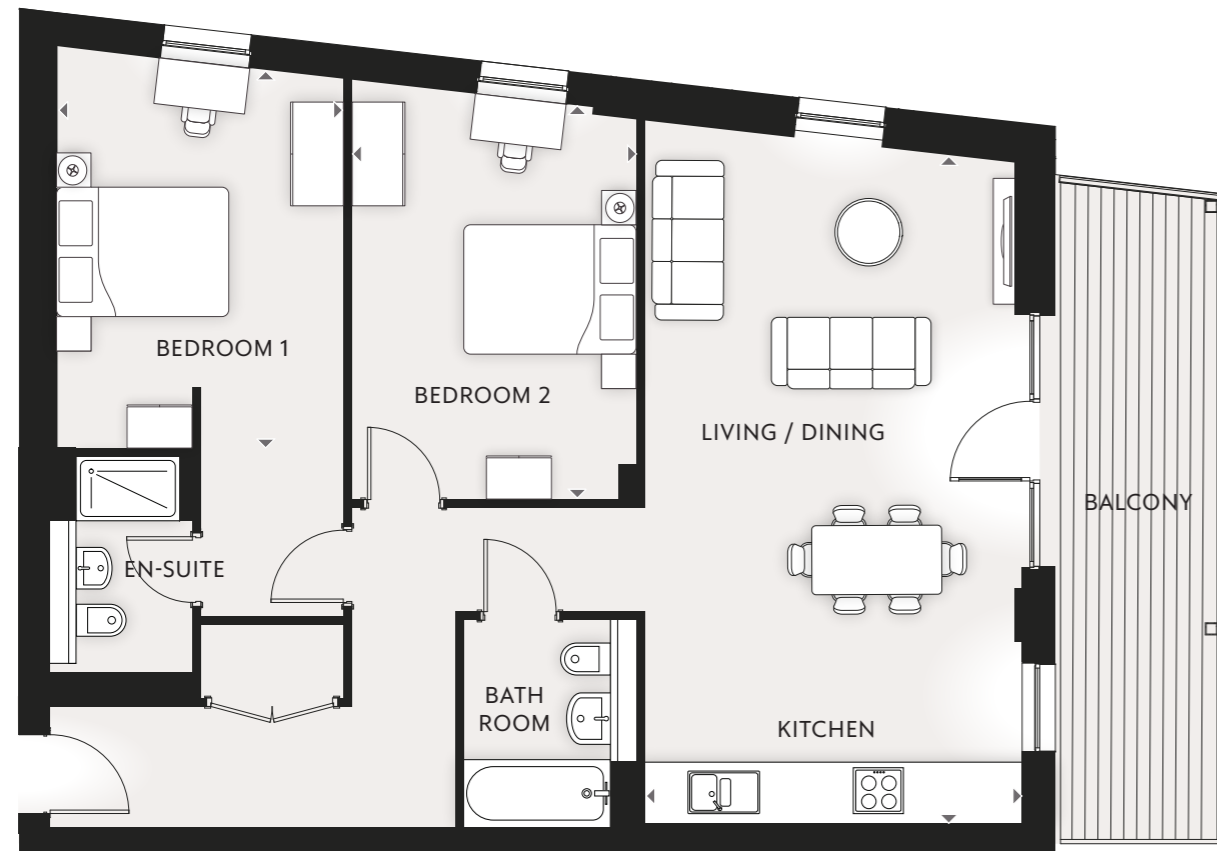
Configuration of floors may vary. Check with your sales advisor.



ROWAN HEIGHTS







**KITCHEN**  
4370mm x 2398mm    14' 4" x 7' 10"

**LIVING / DINING**  
5271mm x 4289mm    17' 3" x 14' 1"

**BEDROOM 1**  
4270mm x 3315mm    14' 0" x 10' 10"

**BEDROOM 2**  
4410mm x 3300mm    14' 6" x 10' 10"

**APT. NO. FLOOR**

13(h) & 14    SECOND

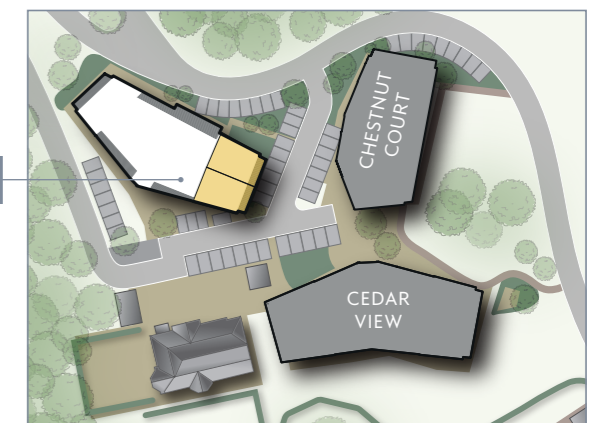
6(h) & 7    FIRST

Configuration of floors may vary. Check with your sales advisor.  
(h) = handed apartment.

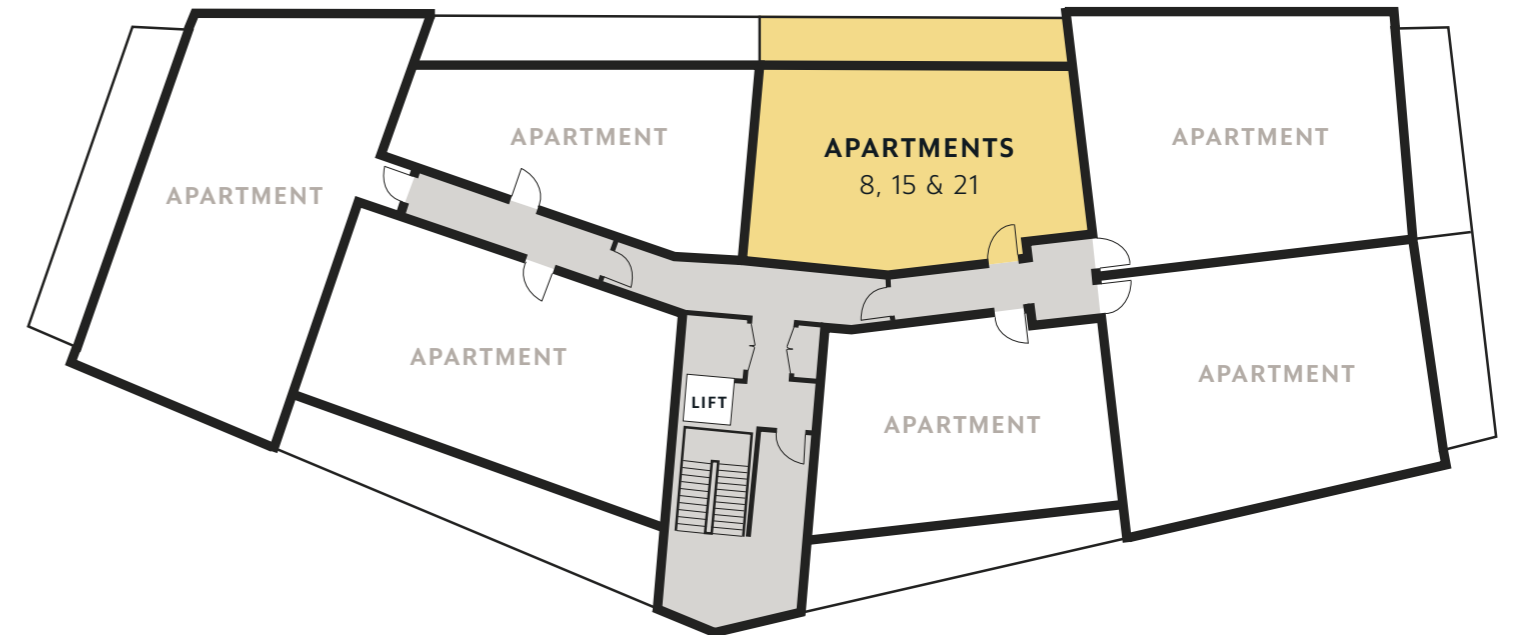
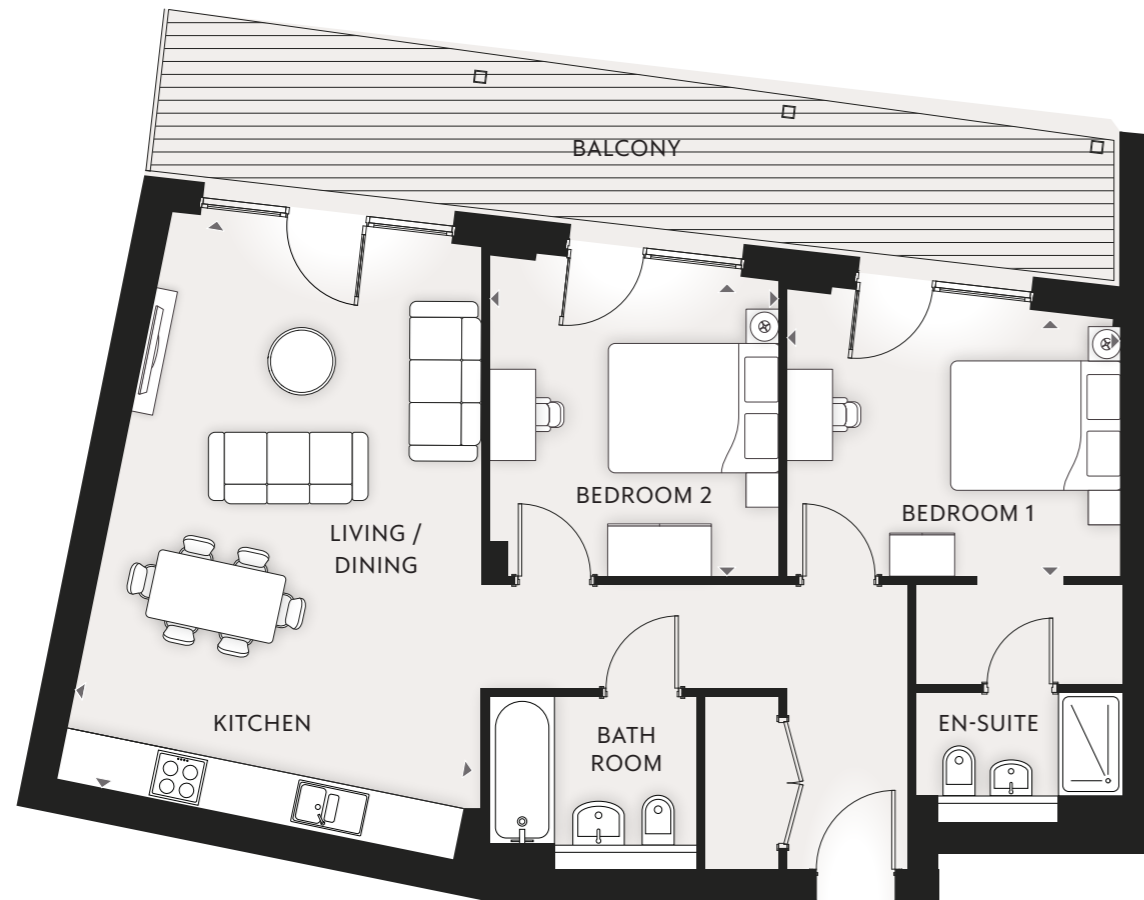


COASTLINE ↗ ↘

ROWAN HEIGHTS







**KITCHEN**  
4700mm x 1800mm    15' 5" x 5' 11"

**LIVING / DINING**  
4908mm x 3606mm    16' 1" x 11' 10"

**BEDROOM 1**  
3860mm x 2971mm    12' 8" x 9' 9"

**BEDROOM 2**  
3387mm x 3350mm    11' 1" x 10' 12"

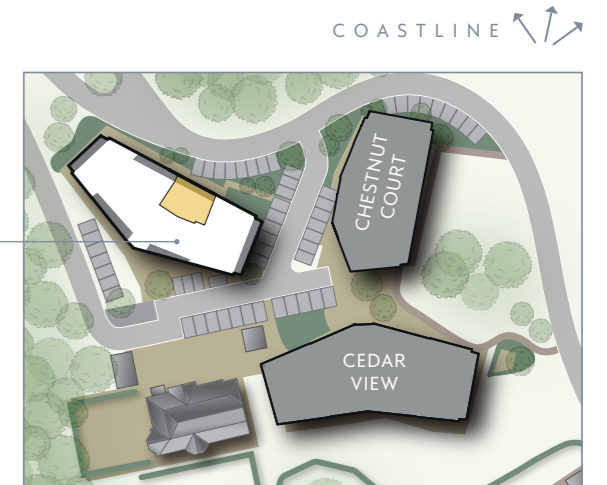
**APT. NO. FLOOR**

|    |        |
|----|--------|
| 21 | THIRD  |
| 15 | SECOND |
| 8  | FIRST  |

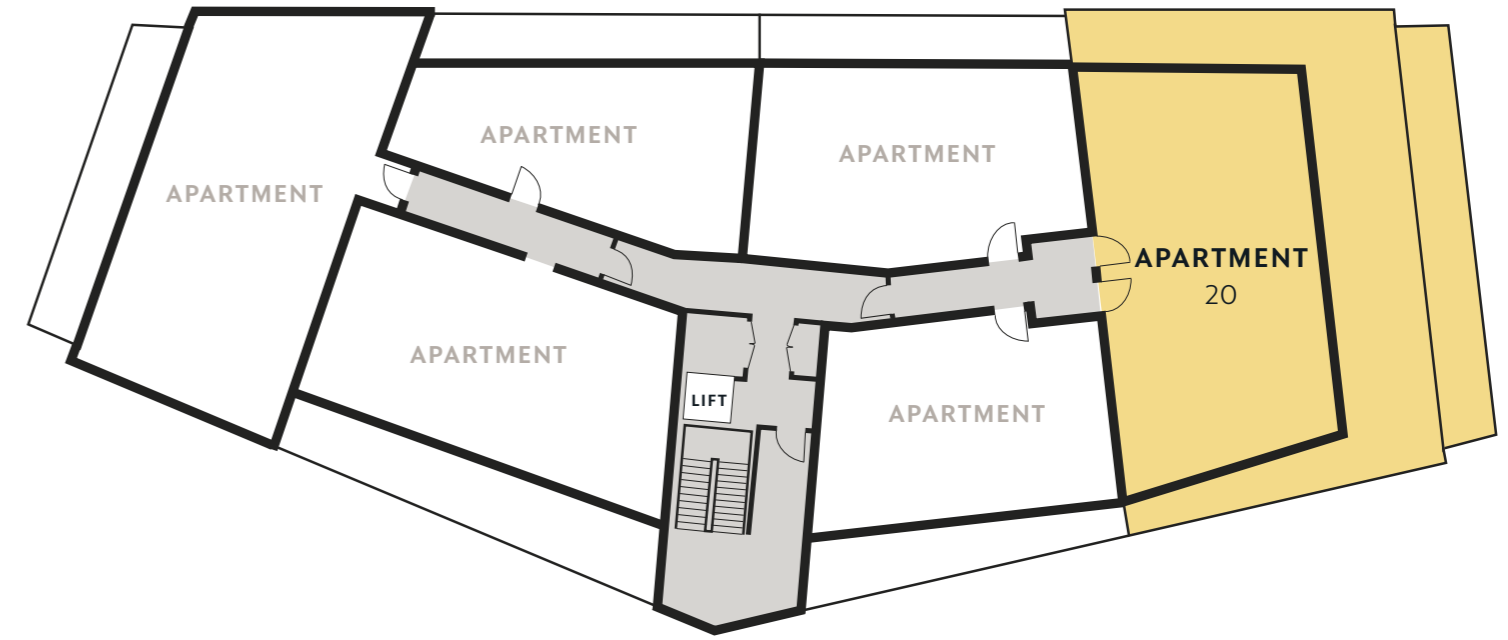
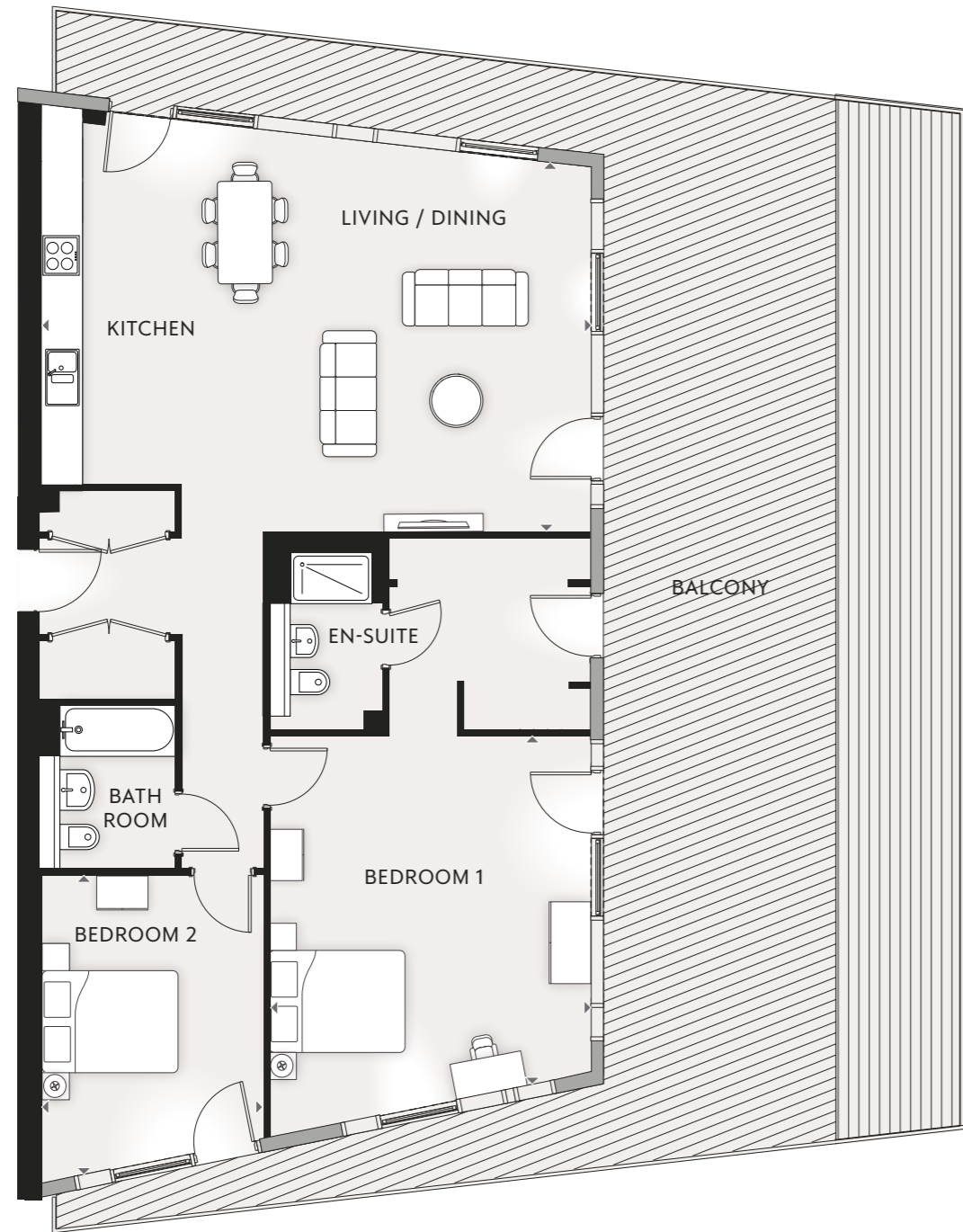
Configuration of floors may vary. Check with your sales advisor.



ROWAN HEIGHTS







| APT. NO. | FLOOR |
|----------|-------|
| 20       | THIRD |

|   |                  |                                     |                  |
|---|------------------|-------------------------------------|------------------|
| <b>KITCHEN</b><br>5150mm x 1800mm         | 16' 11" x 5' 11" | <b>BEDROOM 1</b><br>4788mm x 4505mm | 15' 8" x 14' 9"  |
| <b>LIVING / DINING</b><br>6064mm x 5192mm | 19' 11" x 17' 0" | <b>BEDROOM 2</b><br>4231mm x 3260mm | 13' 11" x 10' 8" |



Configuration of floors may vary. Check with your sales advisor.





Computer generated image, details may vary on completion.

## SPECIFICATION

### **Kitchens**

Contemporary Masterclass kitchens in H-Line style in New Forest and Farringdon Grey  
Everest quartz worktop, upstand and splashback  
Stainless steel bowl undermount sink

### **Integrated Appliances Include**

Quooker hot tap  
Neff oven  
Neff combi micro oven  
Neff dishwasher\*  
Neff 70/30 fridge freezer

### **Bathroom & En Suite**

Selnova wash basin with two drawer vanity unit  
Soft close WC with concealed cistern and chrome flush plate  
Thermostatic shower over bath in principle bathroom  
Wall mounted back lit mirror  
Porcelain wall and floor tiles in "Carnaby Tan" by Baber & Ball  
Chrome towel rail

### **Interior Finish**

Amtico in "Worn Ash" to all living areas  
Neutral carpet to bedrooms

### **Heating & Hot Water**

Hot water cylinder  
Milano Aruba electric panel heaters

### **Miscellaneous**

Freestanding washer/dryer located where possible in hall cupboard  
Broadband and telephone hub provided to living areas  
MVHR system to allow fresh air  
Sprinkler system and smoke alarms provided  
Outside tap to balconies/terraces  
Solar panels located on apartment roof

\*slim-line for 1 bedroom apartments





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

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 Groups' aims and ambitions.

The PG Group develops buildings that look and feel inspirational both inside and out. From their professional partnerships through to the smallest details, investing in the best is their priority. Continually re-investing in Bristol, integrity is in the DNA of the business.

[www.thepggroup.co.uk](http://www.thepggroup.co.uk)



The Eye, Bristol.



Carriageworks, Bristol.

## CONTACTS

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[enquiries@ilshamgrange.co.uk](mailto:enquiries@ilshamgrange.co.uk)

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