



PALACE GARDENS

WELCOME TO
LUXURY
ENGLISH RIVIERA
LIVING

An exclusive collection of four
bedroom contemporary homes

LUXURY BY THE COAST

Set within private grounds, Palace Gardens occupies a truly exceptional position, nestled within its own natural amphitheatre and surrounded by woodland, with clear blue waters providing a breathtaking backdrop. Here, the setting is as much a part of everyday life as the beautifully considered homes themselves.

Designed with a crisp, contemporary architectural style, these four-bedroom homes are filled with natural light, creating calm, airy interiors and a sense of effortless connection between the living spaces. Generously proportioned kitchen-dining areas form the heart of each home, with bespoke, locally crafted System Six Kitchens, Neff appliances and underfloor heating creating an environment that is as beautiful as it is comfortable.

With gardens and balconies providing additional space to enjoy the outdoors, there are plenty of opportunities to make the most of the exceptional surroundings. Dedicated parking and garages add everyday convenience to these exclusive homes.

Sustainability is integral to the design of Palace Gardens. Every home is powered by an air-source heat pump and benefits from solar panels and electric vehicle charging points, combining exceptional comfort with energy efficiency for a more considered way of living.

It is the rare combination of setting, architecture and lifestyle that makes Palace Gardens so special. A beautifully connected coastal setting surrounded by nature, these are homes designed to make the most of their remarkable location, while providing all the comfort, style and convenience of contemporary living.



Please note: Drone image has been enhanced to show green grass in each of the plot gardens.



Anstey's Cove



Babbacombe



Meadfoot Beach



South West Coast Path



Torquay Harbour

A COVETED COASTAL SETTING

Palace Gardens enjoys an enviable position between the sought-after Torquay parishes of Wellwood and St Marychurch, surrounded by woodland and within easy reach of some of the English Riviera's most beautiful coastline.

Anstey's Cove is close at hand – a peaceful pebble beach offering a tranquil escape from the crowds, and a beautiful starting point for exploring the coastline. From here, the South West Coast Path opens up a spectacular stretch of coastline, with Babbacombe, Meadfoot Beach and other beautiful coves and beaches all within easy reach.

Leafy Wellwood offers an appealing mix of independent boutiques, cafés, delis and everyday amenities, while Torquay's vibrant harbour, marina, restaurants and bars bring a lively coastal atmosphere close to home.

There are also numerous golf courses nearby and easy access to the wider delights of Devon.

With its mild climate, palm-fringed coastline and unmistakable Mediterranean character, Torquay sits at the heart of the English Riviera.

At Palace Gardens, the pleasures of coastal living are wonderfully close to home.



A PLACE WITH A STORY TO TELL

Palace Gardens has a rich and fascinating history, beginning as part of the Bishopstowe Estate, which included a private Italianate mansion built in 1841 for Henry Phillpotts, the Bishop of Exeter.

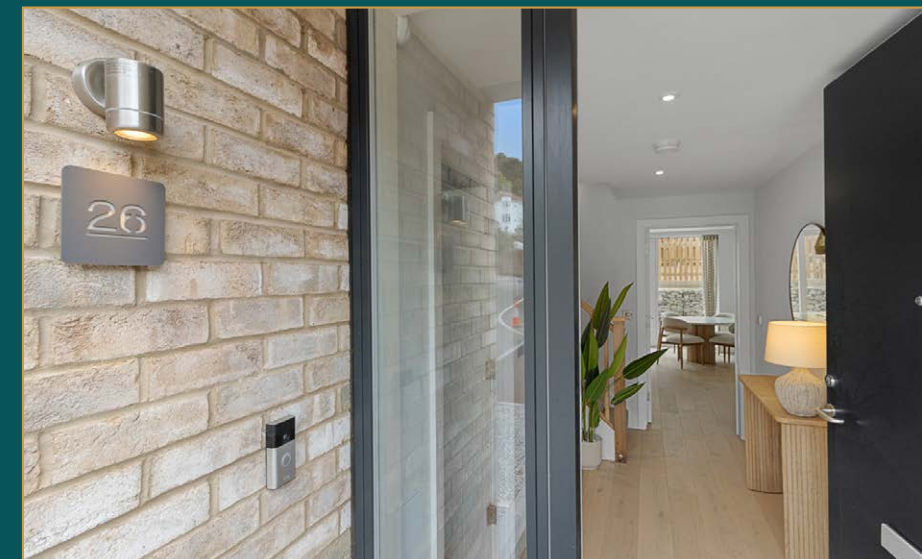
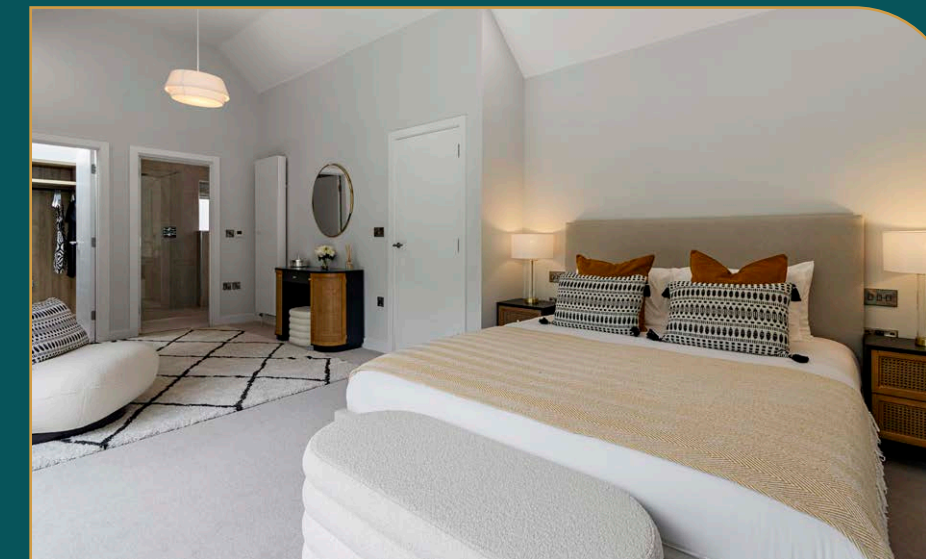
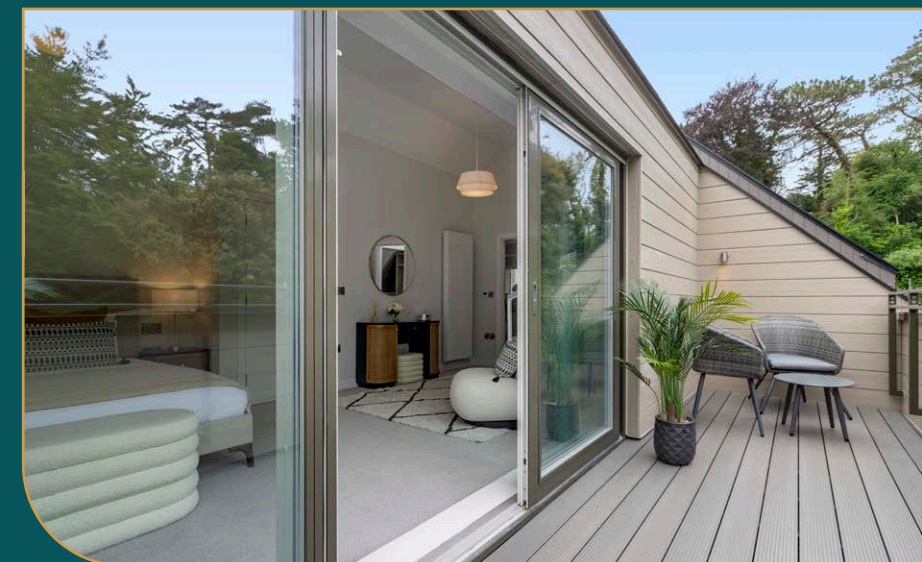
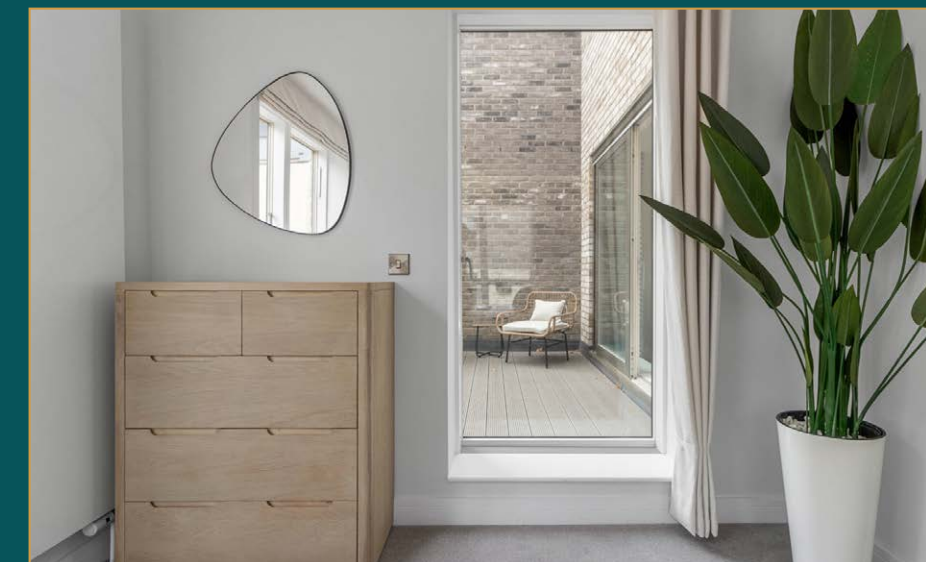
Set within extensive grounds overlooking the coast, it was a place designed for enjoying the beauty of its surroundings, with landscaped terraces, woodland walks and a path leading towards Anstey's Cove.

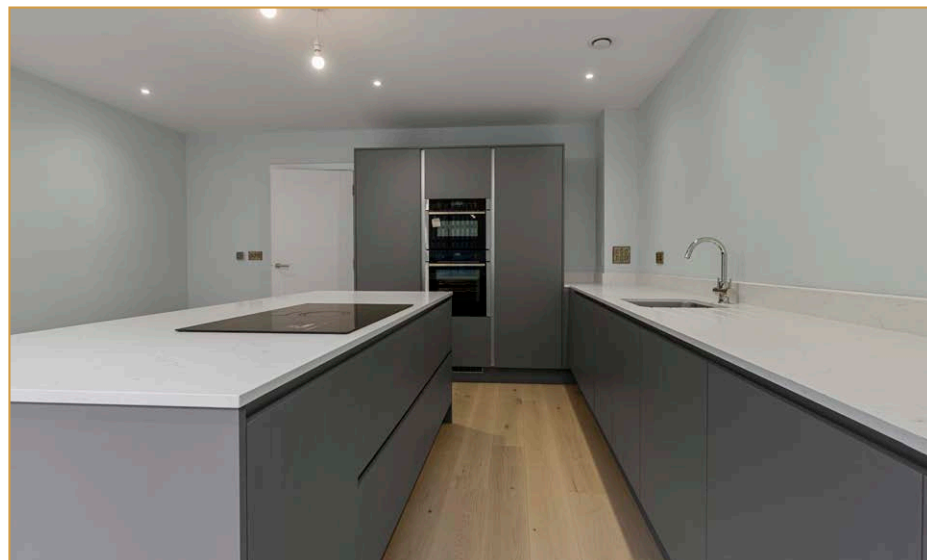
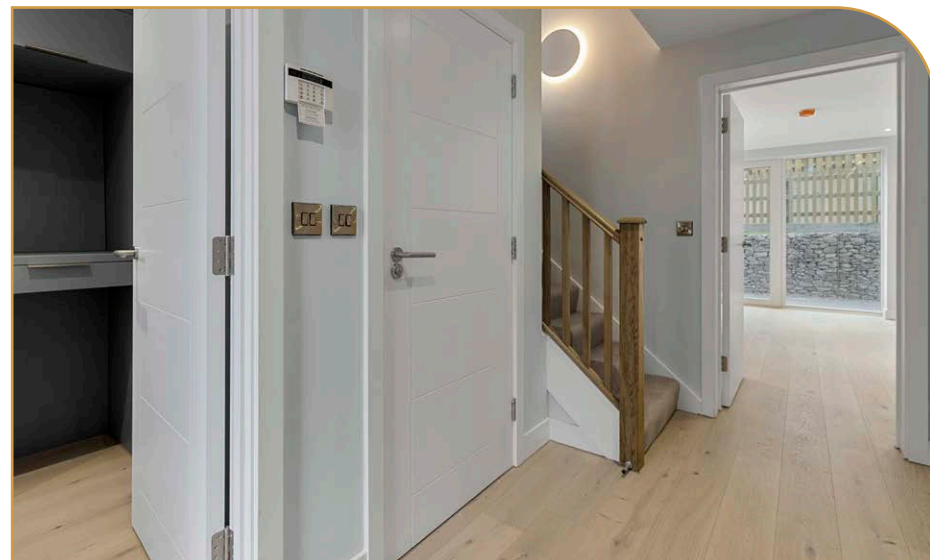
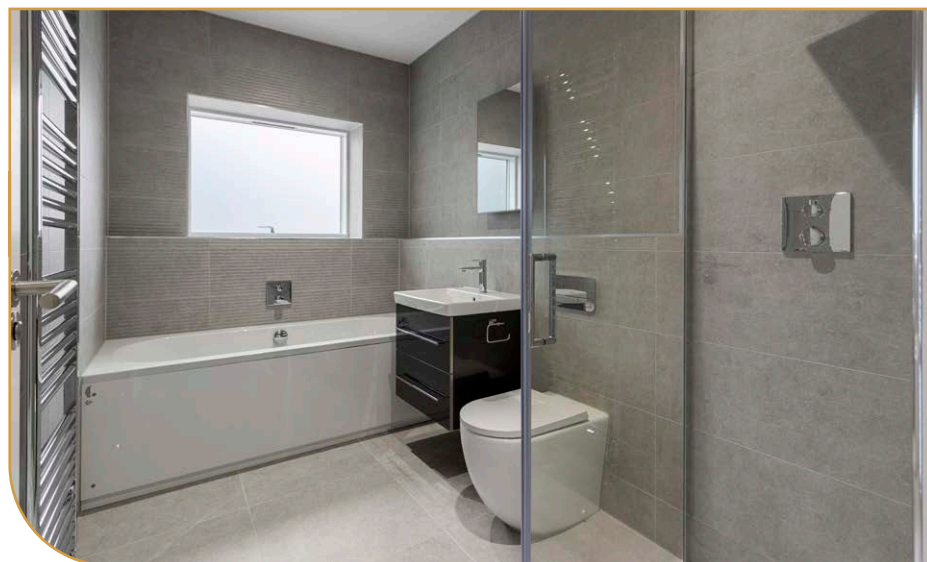
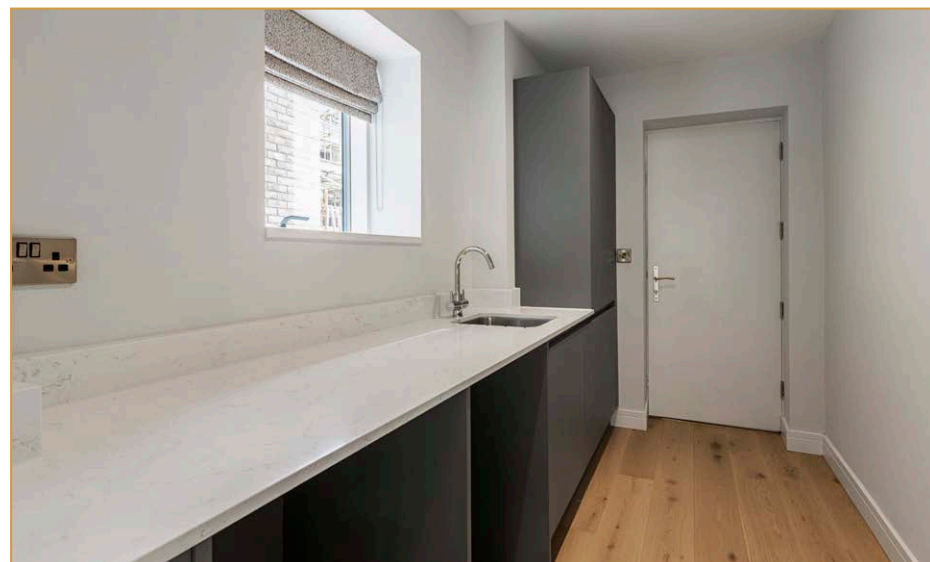
In 1921, Bishopstowe entered a new chapter when it became the Palace Hotel. Over the years, the hotel grew into a much-loved destination, renowned not only for its elegant setting and hospitality, but for its wonderful array of leisure pursuits. Swimming, tennis, golf and leisurely days spent enjoying the gardens and coastline became part of the Palace experience.

It was a time when the English Riviera was at its most alluring – when seaside life was about sunshine, fresh air, elegant surroundings and the simple pleasure of having time to enjoy them.

That spirit still lingers today. The palm-lined promenades, beautiful coves, grand architecture and relaxed pace of life continue to give Torquay its distinctive character, blending the elegance of a bygone era with the pleasures of contemporary coastal living.

Palace Gardens begins a new chapter in the story of this special place. Thoughtfully designed for contemporary living, it retains the connection to nature, the coast and the pleasures of outdoor life that have made this setting so enduringly special.





SPECIFICATION

Kitchens

Bespoke designed kitchens carefully crafted by distinguished System Six Kitchens with quartz worksurfaces featuring:

- Neff single oven
- Neff combination oven
- 5 ring induction hob with integrated extraction
- Neff integrated dishwasher
- Integrated full height fridge
- Integrated full height freezer
- Stainless steel sink with feature mixer tap (Shaldon A & B, Exmouth)
- Stainless steel sink with feature Abode boiling tap (Dartmouth & Salcombe)
- Glass splashbacks
- Engineered wood flooring

Bathrooms

Contemporary designed bathroom suites featuring:

- Armera & Villeroy & Boch lagoon back to wall rimless WC with slim soft close seat & Viconnect flush plate
- Villeroy & Boch basin with wall mounted vanity unit
- Grohe & Vado shower systems
- Grohe taps

- Waters Strait and/or Clearwater Cleargreen bath
- Roper Rhodes illuminated mirror with shaver socket & heated demister
- Heated towel rails
- Recessed downlighters to bathroom and en-suite
- Large format wall and floor tiles

Interior

- Underfloor heating throughout the ground floor, giving you an exceptional living experience, with contemporary style radiators to all other floors
- Daiken air source heat pump providing central heating and hot water
- Mechanical ventilation with heat recovery (MVHR)
- Smart heating and hot water thermostats, allowing total control at the touch of your fingertip
- Extensive low energy and LED lighting arrangements
- Engineered wood flooring to the hallway, kitchen/dining rooms, utility & lounge
- Carpets to bedrooms, stairs & landings

External

- Traditional built homes with brick facing and/ or composite timber cladding boards
- Natural slate roof
- Sleek, PPC aluminium slimline windows
- Composite decking to balconies and terraces
- Rear outside tap
- External front PIR lighting
- Landscaped gardens with turf and/ or shrubs to the fronts and rear where applicable
- Electrically operated garage door with remote control (Dartmouth & Salcombe)
- Manually operated garage door (Exmouth)
- Electric vehicle charging point to each home
- Solar PV for each home designed to reduce electricity costs and enhance energy efficiency
- Power and light to garages and carports

Warranty

- 10 Year ICW Warranty

THE SHALDON – A

PLOTS 26, 28, 30, 32, 34, 36, 37
1716SQ.FT / 159.4SQ.M

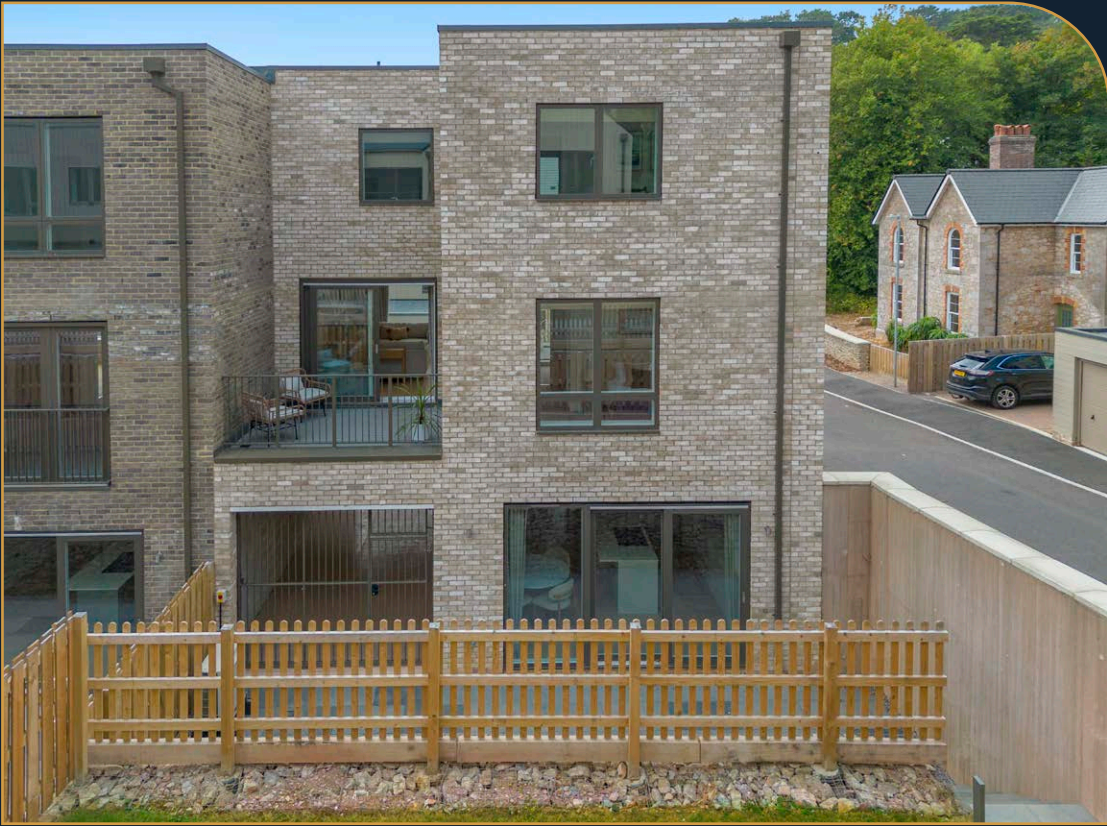
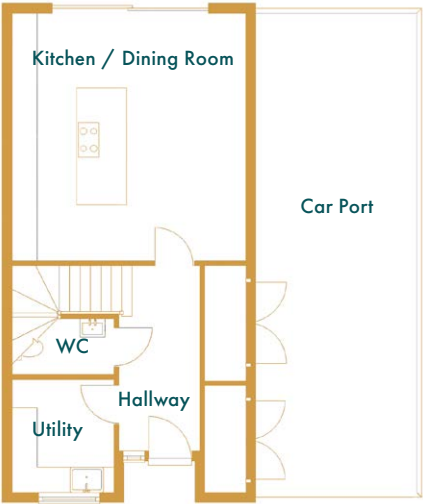
A handsome, contemporary home arranged over three beautifully considered floors, with an emphasis on light, space and connection to the outdoors.

The ground floor is centred around an open-plan kitchen and dining space, complemented by a cloakroom, laundry and integral carport with EV charging.

An elevated first-floor lounge creates a wonderful sense of separation, alongside the principal bedroom with its own dressing room and en-suite shower room. Sliding doors open onto distinctive inset corner terraces, thoughtfully positioned to capture both the morning light and the softer afternoon and evening sun.

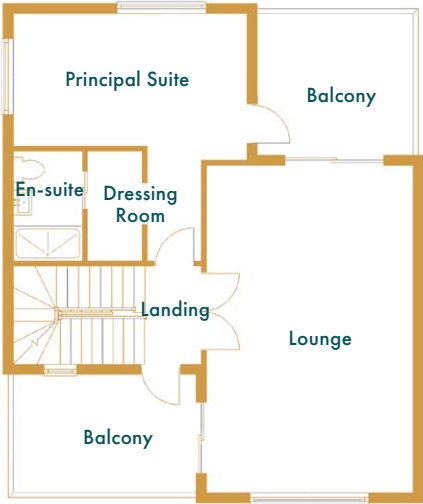
Three further bedrooms occupy the top floor, together with a family bathroom. Feature light wells draw the eye down towards the terraces below, bringing an additional sense of light and connection between the different levels of the home.

A sophisticated home designed around the way you live, with beautifully appointed spaces and a considered relationship between inside and out.



GROUND FLOOR

Car Port	9.74m x 3.32m	31'11" x 10'11"
Kitchen / Dining Room	4.95m x 4.67m	16'3" x 15'4"
Utility Room	2.26m x 2.04m	7'5" x 6'8"
Hallway	3.71m x 1.62m	12'2" x 5'4"



FIRST FLOOR

Principal Suite	2.94m x 4.67m	9'8" x 15'4"
Balcony	2.94m x 3.22m	9'8" x 10'7"
Main En-suite	2.2m x 1.39m	7'3" x 4'7"
Dressing Room	2.2m x 1.09m	7'3" x 3'7"
Lounge	6.60m x 4.14m	21'8" x 13'7"
Balcony off landing	2.23m x 3.84m	7'4" x 12'7"



SECOND FLOOR

Bedroom 2	2.90m x 4.67m	9'6" x 15'4"
Bedroom 3	2.95m x 4.11m	9'8" x 13'6"
Bedroom 4	3.53m x 4.17m	11'7" x 13'8"
Bathroom	1.85m x 2.85m	6'1" x 9'4"

THE SHALDON – B

PLOTS 27, 29, 31, 33, 35
1839SQ.FT / 170.9SQ.M

A variation on the Shaldon A, this handsome contemporary home shares the same sophisticated three-storey design and beautifully considered approach to space, light and outdoor living, with a subtly different arrangement.

The ground floor centres around an open-plan kitchen and dining space, complemented by a cloakroom, laundry and integral carport with EV charging.

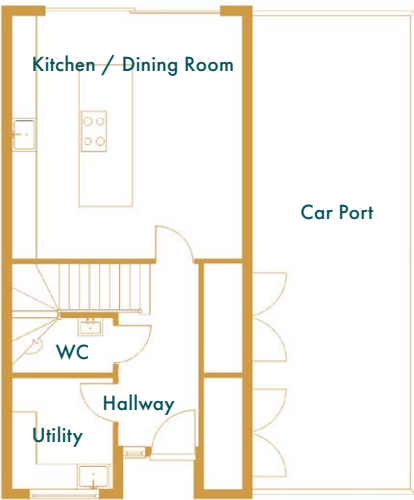
An elevated first-floor lounge sits alongside the principal bedroom, which benefits from a generous dressing area and en-suite shower room. Sliding doors open from the living space onto the front terrace, creating a natural extension to the home and a wonderful spot to enjoy the afternoon and evening sun.

Three further bedrooms occupy the top floor, together with a family bathroom, while feature light wells bring additional natural light and provide a visual connection to the terrace below.

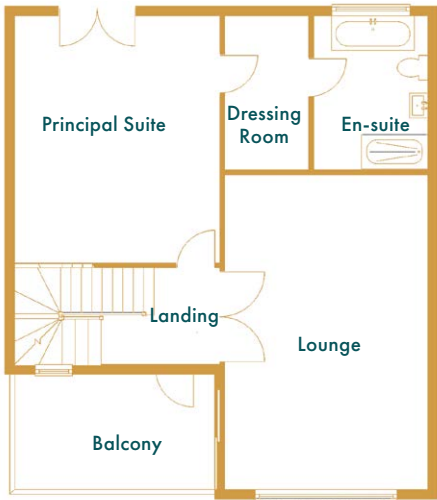
Thoughtfully designed across three floors, the Shaldon B combines elegant interiors with adaptable living spaces and a seamless connection to the outdoors – a home designed to be enjoyed throughout the day and into the evening.



Please note: Images taken from The Shaldon A type as example only.



GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
Car Port	9.73m x 3.3m	31'11" x 10'10"	Principal Suite	4.65m x 4.09m	15'3" x 13'5"	Bedroom 2	2.9m x 4.64m	9'6" x 15'3"
Kitchen / Dining Room	4.93m x 4.68m	16'2" x 15'4"	Main En-suite	3.12m x 2.31m	10'3" x 7'7"	Bedroom 3	2.97m x 4.14m	9'9" x 13'7"
Utility Room	2.26m x 2.05m	7'5" x 6'9"	Dressing Room	3.15m x 1.7m	10'4" x 5'7"	Bedroom 4	3.53m x 4.14m	11'7" x 13'7"
Hallway	3.71m x 1.64m	12'2" x 5'4"	Lounge	6.37m x 4.11m	20'11" x 13'6"	Bathroom	1.7m x 2.83m	5'7" x 9'3"
			Balcony	2.23m x 3.84m	7'4" x 12'7"			



The EXMOUTH

PLOTS 14 & 15
1922SQ.FT / 178.6SQ.M

A beautifully considered three-storey detached home, The Exmouth makes the most of its generous proportions and wonderful connection to the outdoors.

The ground floor centres around an impressive kitchen and dining space spanning the full width of the home, with wide sliding doors opening onto the garden. A separate utility and guest cloakroom add practicality.

An elevated first-floor lounge provides a relaxed space to unwind, with inset balconies to either side and sliding doors opening onto each – creating the opportunity to enjoy the changing light throughout the day. The principal bedroom also occupies this floor, complete with dressing room, en-suite shower room and direct access to one of the balconies.

Three further bedrooms are arranged across the top floor alongside a family bathroom, with feature light wells drawing natural light through the home and providing views towards the terraces below.

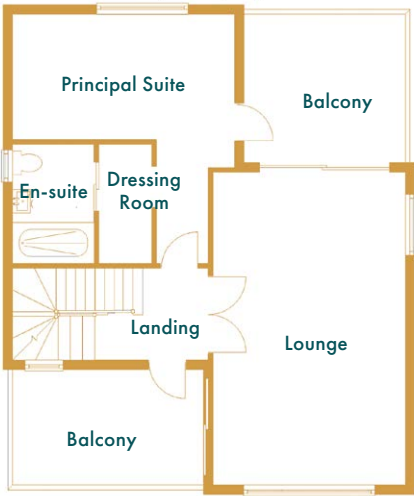
Outside, additional parking and a dedicated terraced sitting area complement the garden, which borders the surrounding woodland.

A thoughtfully designed home with generous living spaces and a wonderful connection to nature.



GROUND FLOOR

Garage	4.58m x 4.43m	15'0" x 14'6"
Kitchen/ Dining Room	5.26m x 8.29m	17'3" x 27'2"
Utility Room	2.26m x 1.96m	7'5" x 6'5"
Hallway	3.68m x 1.70m	12'1" x 5'7"



FIRST FLOOR

Principal Suite	2.89m x 4.68m	9'6" x 15'4"
Balcony	2.74m x 3.24m	9'0" x 10'8"
Main En-suite	2.07m x 1.62m	6'10" x 5'4"
Dressing Room	2.07m x 1.12m	6'10" x 3'8"
Lounge	6.60m x 4.06m	21'8" x 13'4"
Balcony off landing	2.22m x 3.84m	7'3" x 12'7"



SECOND FLOOR

Bedroom 2	2.9m x 4.68m	9'6" x 15'4"
Bedroom 3	2.95m x 4.11m	9'8" x 13'6"
Bedroom 4	3.54m x 4.11m	11'7" x 13'6"
Bathroom	1.85m x 2.85m	6'1" x 9'4"

THE SALCOMBE

PLOTS 1-4, 6-12, 17-25
2201 SQ.FT / 204.5SQ.M

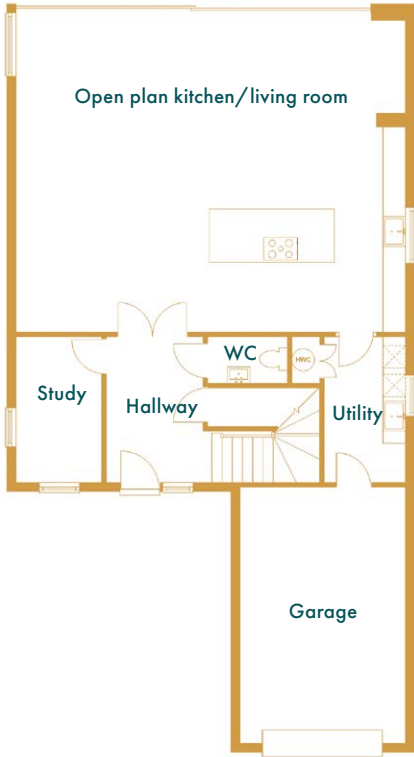
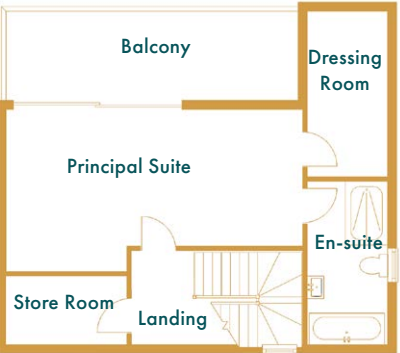
A striking three-storey detached home with a pitched tiled roof, The Salcombe occupies the outer positions of this private collection, offering generous living spaces and a wonderful connection to the outdoors.

The ground floor provides an impressive open-plan kitchen and breakfast area, flowing into a projecting living and dining space with direct access to the garden/terrace. A separate study, utility, guest cloakroom and integral garage add practicality and flexibility.

The first floor features a guest bedroom with dressing room and en-suite shower room, alongside two further bedrooms and a family bathroom.

The entire top floor is devoted to an impressive principal suite, with a generous bedroom, dressing room and en-suite bathroom. Sliding doors open onto a private balcony, creating a wonderful space to enjoy the fresh air and surrounding setting.

Each home benefits from its own outdoor space, with the arrangement varying by position. Some gardens extend towards the neighbouring woodland, while others feature elevated terraces with steps down to the garden or terraces with gardens beyond, bordering Anstey’s Cove Road.



GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
Garage	5.72m x 3.69m	18'9" x 12'1"	Bedroom 2	3.33m x 2.66m	10'11" x 8'9"	Principal Suite	3.61m x 6.73m	11'10"x 22'1"
Open plan kitchen/living room	7.11m x 8.67m	23'4" x 28'5"	Bed 2 En-suite	2.11m x 1.85m	6'11" x 6'1"	Main En-suite	3.12m x 1.79m	10'3" x 5'10"
Study	3.25m x 1.91m	10'8" x 6'3"	Bedroom 3	4.06m x 2.67m	13'4" x 8'9"	Dressing Room	3.68m x 1.91m	12'1" x 6'3"
Utility Room	3.25m x 1.81m	10'8" x 5'11"	Bedroom 4	4.06m x 3.12m	13'4" x 10'3"	Store Room	1.52m x 2.69m	5'0" x 8'10"
Hallway	3.25m x 2.16m	10'8" x 7'1"	Bathroom	3.25m x 1.96m	10'8" x 6'5"	Balcony	2.09m x 6.60m	6'10" x 21'8"

THE DARTMOUTH

PLOTS 5, 13 & 16
1973.3SQ.FT / 183.3SQ.M

Distinctive two-storey detached homes with pitched tiled roofs, The Dartmouth combines traditional proportions with beautifully considered spaces for contemporary living. Their unique position within Palace Gardens gives them an appealing sense of individuality, complemented by private parking and generous areas for outdoor entertaining.

The ground floor follows a classic and wonderfully practical layout, with a welcoming entrance hall leading to a separate lounge and a spacious kitchen and dining room. An integral garage connects directly to the utility room, while a guest cloakroom completes the floor.

Upstairs, four bedrooms and a separate office provide plenty of space for family life and working from home. The principal bedroom enjoys its own private setting above the garage, with a dressing room, en-suite bathroom and sliding doors opening onto a dedicated balcony.

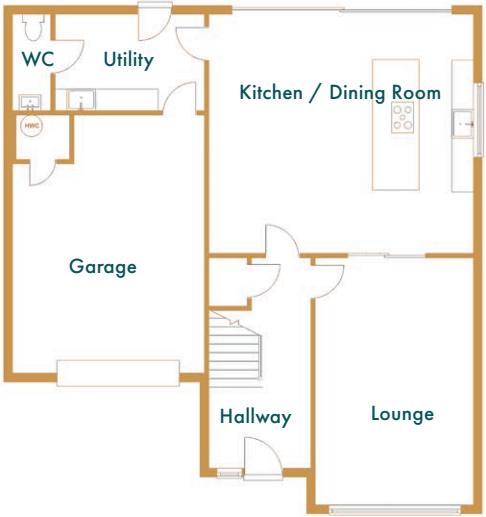
A guest bedroom also benefits from an en-suite shower room, while the remaining two bedrooms are served by the family bathroom.

A home that combines traditional character with generous proportions and the flexibility to suit the way you live today.



GROUND FLOOR

Integral Garage	5.98m x 4.55m	19'7" x 14'11"
Kitchen/ Dining Room	5.54m x 6.20m	18'2" x 20'4"
Lounge	5.73m x 3.66m	18'9" x 12'0"
Utility Room	2.24m x 3.45m	7'4" x 11'4"
Hallway	4.88m x 2.36m	16'0" x 7'9"



FIRST FLOOR

Principal Suite	5.42m x 4.67m	17'9" x 15'4"
Main En-suite	2.95m x 2.48m	9'8" x 8'2"
Dressing Room	3.05m x 2.09m	10'0" x 6'10"
Bedroom 2	5.66m x 3.25m	18'7" x 10'8"
Bed 2 En-suite	1.83m x 2.13m	6'0" x 7'0"
Bedroom 3	4.09m x 2.83m	13'5" x 9'3"
Bedroom 4	3.63m x 3.25m	11'11" x 10'8"
Office/Bed 5	2.41m x 2.83m	7'11" x 9'3"
Bathroom	1.91m x 3.25m	6'3" x 10'8"
Balcony	1.63m x 3.26m	5'4" x 10'8"





THE SHALDON

A: Plots 26, 28, 30, 32, 34, 36, 37
B: Plots 27, 29, 31, 33, 35



4 Bedroom



2 Bathroom



Car Port



Terrace



THE SALCOMBE

Plots 1-4, 6-12, 17-25



4 Bedroom



3 Bathroom



Garage



Detached



THE EXMOUTH

Plots 14 & 15



4 Bedroom



2 Bathroom



Garage



Detached



THE DARTMOUTH

Plots 5, 13 & 16



4 Bedroom



3 Bathroom



Garage



Detached





DIRECTIONS

Sat Nav

TQ1 3DB

What3Words

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Directions from Exeter

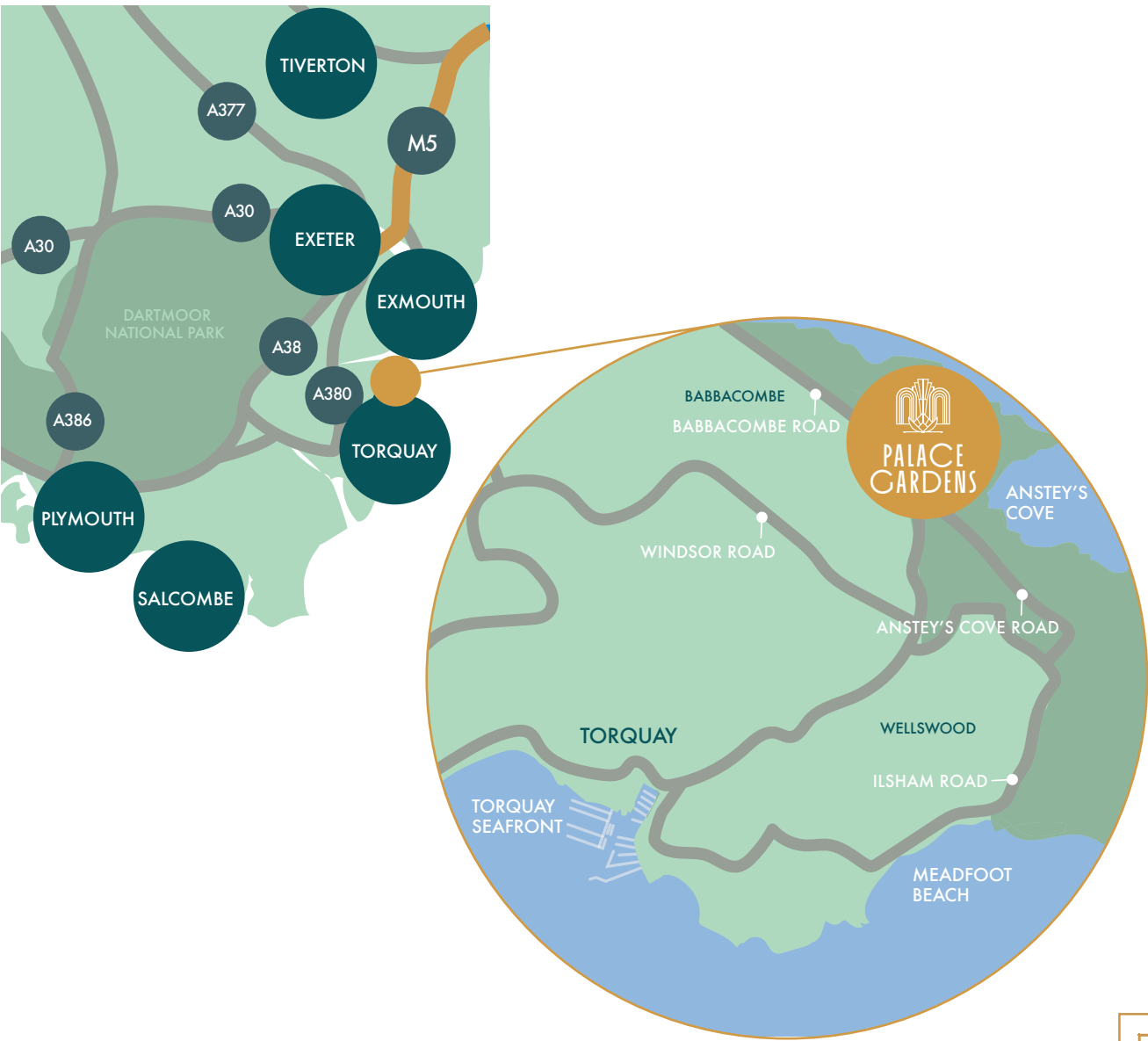
From Exeter, take the A38 towards Plymouth before following the A380 signposted Torquay.

Continue towards Torquay, following signs for Wellswood and Anstey's Cove.

Continue along Babbacombe Road, turning onto Anstey's Cove Road where Palace Gardens can be found at TQ1 3DB.

Distances from Palace Gardens

Anstey's Cove	0.3 miles
Wellswood	1.2 miles
Torquay Harbour/Marina	1.5 miles
Exeter city centre	24.1 miles
Exeter Airport	26.7 miles





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01803 214214 movewithabsolute.co.uk

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Floor plans and Site plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled plans prior to construction. No allowance has been made for the thickness of plasterboard or skirtings. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Computer Generated Images (CGIs) are intended only for illustrative purposes and are subject to interpretation.

Actual finishes, details and any landscaping will vary plot to plot. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact our marketing agents and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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