



£595,000

Pine Manor, Paignton

Detached House | 4 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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Step Inside

Key Features

- Charming Detached Four Bedroom Home
- Planning Permission For Kitchen Extension, Loft Conversion & New Garage with Home Office
- Striking Sitting Room with Beautiful Ornate Fireplaces
- Cosy Snug Room
- Sweeping Driveway & Double Garage
- Generous & Level Lawned Garden
- Close to Thriving Eateries, Boutiques & Shops
- 8 Minute Walk to Preston Sands Beach
- Iconic English Riviera
- Original Features

Property Description

* 8 MINUTES WALK TO THE BEACH * HEART OF BEAUTIFUL ENGLISH RIVIERA LOCATION * DETACHED FOUR BEDROOM HOME FULL OF CHARACTER & CHARM * PLANNING PERMISSION FOR KITCHEN EXTENSION, LOFT CONVERSION & NEW GARAGE WITH HOME OFFICE * ABUNDANCE OF AMENITIES, BOUTIQUES, SHOPS & EATERIES *

Main Particulars

Welcome to this stunning four bedroom detached property in the heart of Preston, Paignton, offering a wealth of character and charm. Historically the property was the home of the local merchant, affording this unique property many original features.

As you arrive, you'll be greeted by a sweeping driveway leading to a double garage, perfect for family vehicles.

Step inside and admire the elegant entrance that sets the tone for the immaculate interior, featuring four double bedrooms - ideal for a growing family. With 192m² of living space, there is plenty of room for everyone to enjoy.

Walking through the beautiful oak entrance door into the impressive reception hall, you are immediately drawn into the striking drawing room with two ornate fireplaces housing warming log burners as centerpieces. Our clients have secured planning permission to further enhance the house incorporating a kitchen extension, loft conversion with balcony, and formation of a new garage with home office over.

The property boasts a spacious lawned garden that provides the perfect backdrop for outdoor gatherings and children's play. Relax and unwind in the tranquility of this peaceful setting.

Situated in the Heart of the English Riviera, you'll have easy access to a variety of nearby attractions and amenities. Explore the stunning beaches, parks, and local shops, boutiques and salons that make this area incredibly desirable.

Don't miss the opportunity to make this charming property your next family home. Contact us today to schedule a viewing and experience the magic of Preston, Paignton for yourself.

OUR AREA

Preston in Paignton is nestled on the warm South Devon coast being one of three towns along with Torquay and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera. Preston Sands was the winner of the Seaside Award in 2018.

PAIGNTON IS WELL CONNECTED

By Train: Torquay and Paignton Train Stations has some direct lines to London Paddington and Birmingham and is ideal for commuting to Newton Abbot or Exeter. By Air: Exeter Airport provides both UK and international flights. By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds. Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

SAT NAV: TQ3 2QT. WHAT3WORDS: gifts.honest.garden. From Torquay Sea Front follow the coast road (Torquay Road) towards Paignton. On reaching Preston keep in the RIGHT hand lane through the traffic lights and follow the road round onto Eugene Road, continue to the end and turn right onto Paris Road. Turn right onto Torquay Rd/A3022, keep left and turn left onto Old Torquay Road. Turn right onto Rowcroft Road, continue to the end of the road and turn right onto Coombe Road, Pine Manor is located on the left.

Council Tax Band: E

Tenure: Freehold

Access

STORM PORCH with a beautiful arched oak entrance door with leaded glazed window opens to the impressive RECEPTION HALL with leaded glazed windows to the rear, beamed ceiling, exposed floorboards and attractive staircase with carved hearts running along the balustrade. CLOAKROOM with WC, wash hand basin and leaded window.

Lounge/diner

The SITTING ROOM is a striking room, tastefully decorated to enhance the period features which include picture rails, beamed ceiling, exposed darkened floorboards, and ornate fireplaces with carved detailing, inset warming log burners and tiled hearths. The room is loosely divided with central feature pillars, with the initial room having two glass fronted display cupboards set into the recess either side of the fireplace. A leaded glazed window overlooks the front garden with deep sill. The inner lounge area has two further leaded windows providing views over the garden and sheltered side patio. DINING ROOM with beamed ceiling, bold décor and contrasting wallpaper, triple leaded windows with lovely aspect over the garden. The BREAKFAST ROOM is utilised as a snug lounge with leaded window and deep sill overlooking the garden. Fitted storage.

Kitchen

The KITCHEN has planning permission to extend and redesign to be a statement room, currently fitted with a range of units and wood effect working surfaces with inset sink. Integrated electric oven and gas hob with stainless steel splash back and extractor hood above, provisions for dishwasher. Cupboard ideal as a larder with provisions for washing machine and tumble dryer. Further cupboard used as a cloaks space. Window to the side and stable door with window to the side overlooking and giving access to the front of the property.

First Floor Landing

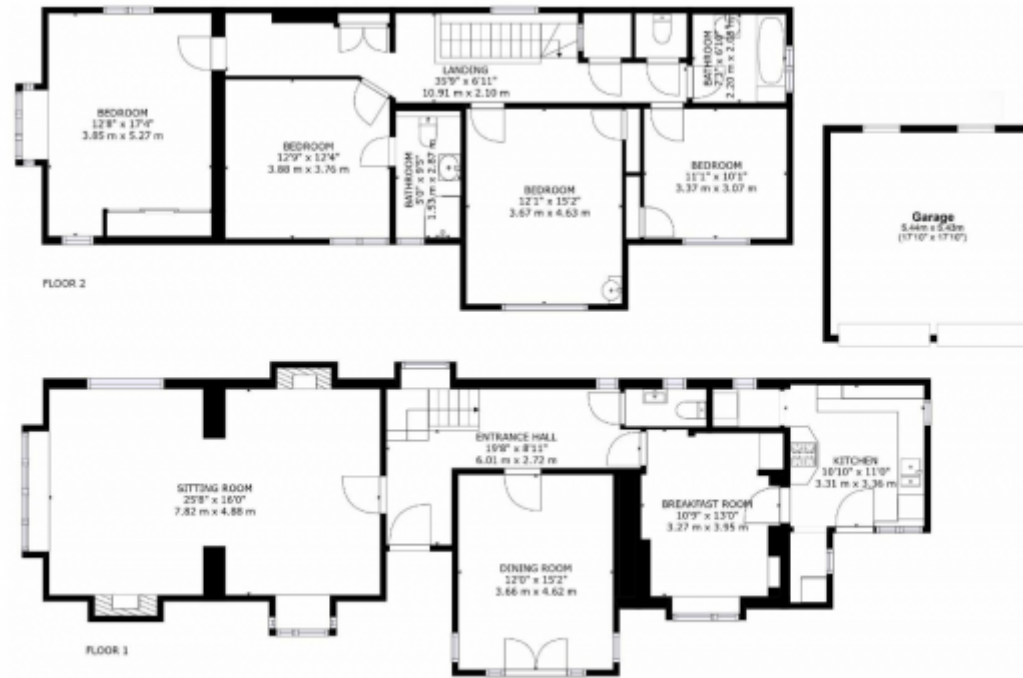
From the Reception Hall stairs rise to the landing with loft access hatch, storage cupboard and two obscure leaded windows. The PRINCIPAL BEDROOM is a spacious room with triple built-in wardrobe and vanity unit. Three leaded glazed windows, one oriel window to the southerly aspect. BEDROOM 2 is a tastefully decorated double bedroom with views over the garden. EN-SUITE with curved glazed shower cubicle with electric shower fitted, wash hand basin and WC. Extractor fan and leaded window. BEDROOM 3 is a double room with leaded window, built-in storage cupboard and vanity unit. BEDROOM 4 is also a double room with small built-in cupboard and leaded window overlooking the garden. FAMILY BATHROOM with suite of panelled bath with electric shower over and glazed screen and wash hand basin. Part tiled walls and leaded window. SEPARATE WC with obscure leaded window.

Outside

A sweeping driveway leads to a DOUBLE GARAGE with up-and-over doors, power and lighting. The garage has planning permission granted to enhance with an office above, providing a perfect opportunity for those seeking to create a quality home work space or hobbies room. The generous garden features beautiful trees of

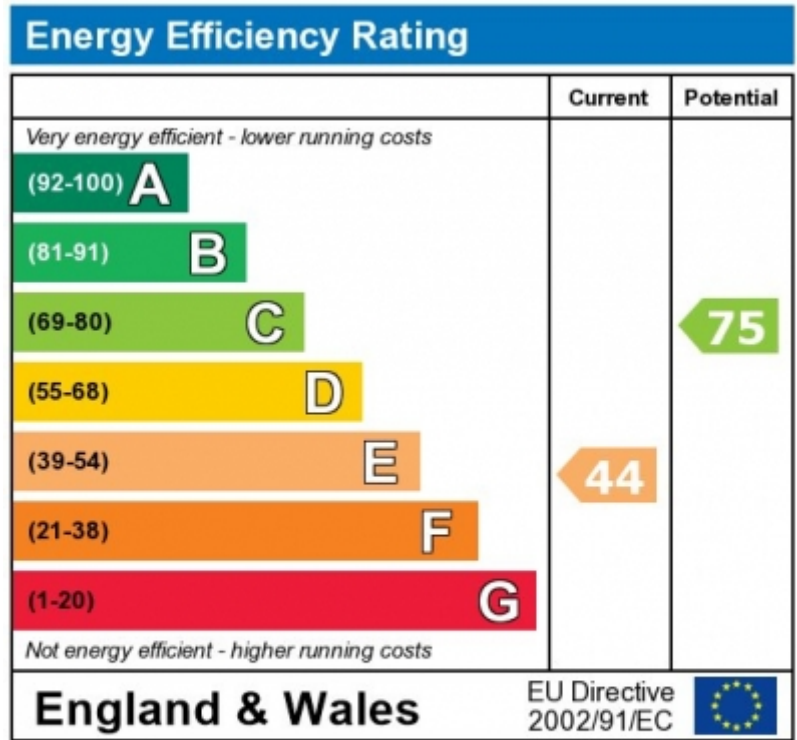
Canadian Stone Pine, Monterey Pine tree, and Oak, being enclosed with a recently constructed natural stone wall with maturing shrubs and hedging which will provide privacy. Gravelled pathways lead to the bespoke pedestrian gated approach and along the front of the house to pleasant seating areas. A private patio area is located at the side of the property where a hot tub is currently located (not included in the sale)





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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