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THE ESTATE AGENT

Hawkmoor 44 Upper Headland Park Road  
Paignton Devon  
**£695,000 Freehold**







# Hawkmoor 44 Upper Headland Park Road Paignton Devon TQ3 1JP

## £695,000 Freehold



With far reaching views across the bay this five bedroom detached period home offers spacious and flexible accommodation with wrap around gardens, single garage, outbuildings and driveway parking

- Outstanding sea views ■ Detached period house ■ Two reception rooms
- Kitchen/breakfast room ■ Laundry room ■ Study ■ Cloakroom/WC
- Five bedrooms ■ Bathroom ■ Large loft ■ Storage cupboards
- Large mature gardens with terraces ■ Garage ■ Driveway parking

### FOR SALE FREEHOLD

Built c1929 and designed to take advantage of the sweeping views into the bay this location provides, this large, detached house still retains many architectural elements and interior flourishes that were popular in the homes of this era. With well-proportioned rooms, lovely bay windows, picture rails, fireplaces and original doors this home now provides an opportunity to continue with the programme of updating and to blend the best elements of this stylish period with modern interventions.

### LOCATION

Upper Headland Park Road is in an elevated position sought after for its wonderful views across Tor Bay towards Brixham. It is within easy reach of the sea front with the closest beaches being Hollicombe and Preston Sands. This location is well positioned for easy access to hotels and restaurants in both Paignton and Torquay.

It is also within easy reach of Scadson Woods and the woodland and valley walking trails at Cockington where the 450 acre country park and picturesque village with its thatched cottages, tea rooms and listed pub are waiting to be explored.

There are local shops at nearby Preston Down Road which also links to the ring road giving easy access to Totnes, Torbay Hospital, edge of town retail parks and a range of good schools including both the boy's and girl's Grammar Schools.

### INTERIOR

Hawkmoor is a spacious home of generous proportions with the layout designed to ensure that all the principal rooms of the house enjoy the views to the beach and pier, around the curve of the bay to the light house at Berry Head Brixham.

The front door opens to a useful enclosed porch with a further door opening to the welcoming entrance hall where to the right side is a good sized study that has views to the side garden.

Expansive bay windows in both the sitting and dining rooms wash the rooms with daylight and frame enticing views over the gardens to the south with superb views to the shoreline and around the curve of the bay. The dining room also has additional windows to the west aspect with both rooms having period fireplaces and period charm.

Along the hallway the kitchen has original tall pantry cupboards and is fitted with a range of wall and base units with space for casual dining in front of French doors that open to the garden terrace. The rear passageway gives access to the side of the house and there are large storage cupboards and a utility room with a sink and space and plumbing for laundry appliances.

**VIEWING BY APPOINTMENT ONLY**

From the entrance hall, the staircase rises a few steps to a cloakroom/WC with the staircase rising again and turning to reach the landing at the first floor. Three of the bedrooms have captivating and extensive views right around the bay with period fireplaces in all rooms and built in wardrobes to two of the bedrooms with the principal bedroom also has a window to the west aspect.

Completing the first floor accommodation are two single bedrooms, one to each wing of the house, and a family bathroom that has been partially renovated but is now in need of re-fitting. A hatch opens to the loft which we understand runs the length of the house and subject to the necessary permissions could be suitable for conversion to provide additional space if required.

### **OUTSIDE**

The large wraparound garden has palm trees, mature plantings and several areas suitable for entertaining or just relaxing and enjoying the views of the bay. To one corner there is a chalet which provides good space for storing garden furniture and other paraphernalia and beyond this is an arbour with a large terrace that enjoys the sunshine late in the day.

To the south-east side of the house is a canopied terrace and in the middle of the garden a pond has a small terrace next to it creating a quiet spot for contemplation.

Towards the southern boundary is a small area of woodland with areas of natural garden blending into the hedged and fenced boundaries.

The driveway allows for parking and turning and gives access to the single garage. Behind the garage are coal bunkers that provide additional storage.

### **RESORT / AREA**

The stunning South Devon Coast is dotted with sandy beaches and coastal footpaths that lead to hidden coves, with the closest beaches being at Holicombe and Preston Sands. The nearby English Riviera towns of Torquay, Paignton and Brixham all have level seafront esplanades that flow around the coast where restaurants, bars and hotels dot the waterfront. The nostalgic elements of this bygone age, such as period architecture, the famous piers, iconic palm trees, beach huts and sandy beaches are well preserved and provide a timeless element that now blends seamlessly with new contemporary architecture.

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.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival, Paignton Regatta, English Riviera Airshow, a Seafood Festival and even a Pirate Festival in Brixham.

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 both 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, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas boiler with radiators.

**CURRENT PROPERTY TAX BAND G** (Payable Torbay Council 2025/26 £3899.72)

**MOBILE PHONE COVERAGE** O2, Vodaphone EE and Three (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL). Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

























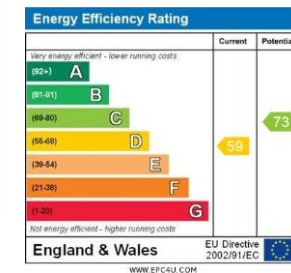
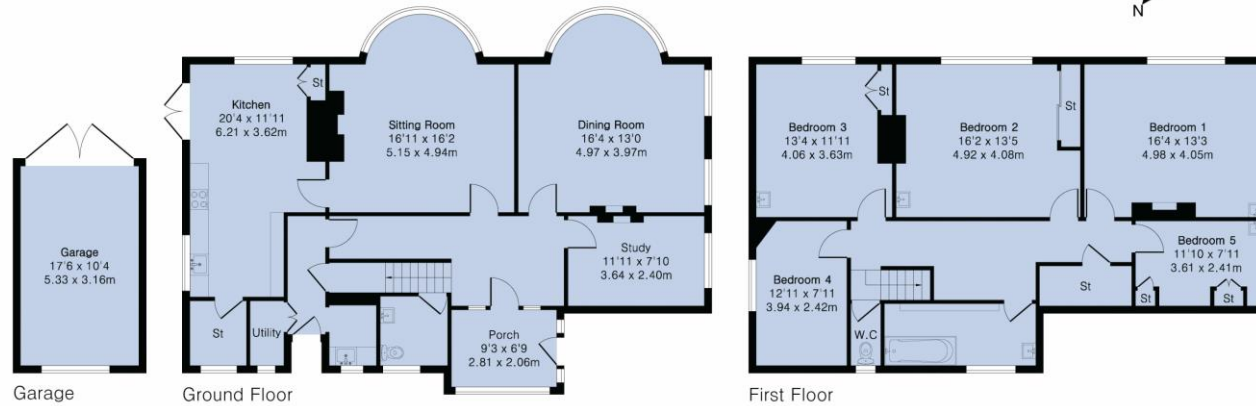


**Approximate Gross Internal Area 2455 sq ft - 228 sq m**

Ground Floor Area 1193 sq ft – 111 sq m

First Floor Area 1081 sq ft – 100 sq m

Garage Area 181 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.





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