



Connells

Bay Vista Cockington Lane
Preston Paignton



Property Description

This stunning five-bedroom detached home in the sought-after area of Preston offers an exceptional living experience. Boasting the potential for a lower-level annex, the property is both spacious and energy-efficient with an impressive EPC rating of A. Crafted to impeccable standards, every aspect of this home reflects meticulous attention to detail. Commanding panoramic sea views that stretch from Thatchers Rock to Bury Head, the property's location is truly breathtaking. Upon entry, a luminous open hallway sets the tone, leading to an inviting open-plan lounge, dining and kitchen area. Enhanced by elegant engineered oak flooring, this space is further complemented by glass balconies that showcase awe-inspiring sea vistas, inviting residents to soak in the beauty of their surroundings. The lower level hosts three bedrooms, including a master suite with an ensuite bathroom that opens onto a balcony with sweeping sea panoramas. A family bathroom serves the additional bedrooms on this level. The ground level possesses great potential for an annex setup, offering two bedrooms, another master ensuite, bathroom, and utility space. From here, one can enjoy views of the meticulously landscaped gardens. The exterior of the property is equally captivating, featuring a meticulously designed garden with both patio and lawned areas. Practicality meets innovation with driveway parking and an electric charging point, catering to modern needs. Viewings are essential.

Agents Note

The "A" rated property is heated by a 7Kw Vaillant air source heat pump.

There are two sets of solar panels on the roof: one set of panels are connected to an immersion heater, the other set of panels are connected to a 4.8Kw storage battery. Surplus energy is currently re-paid via the Octopus flux tariff.

Outside

Driveway for ample vehicles. Side access and outside lighting.

Hallway

Double glazed composite front door. Front aspect uPVC double glazed window. Hallway with engineered Oak flooring, Radiator and stairs leading down to middle floor.

Open Plan Living

27' 1" max x 23' 7" max (8.26m max x 7.19m max)

Lounge/Diner

Double aspect uPVC double glazed patio doors leading out onto composite sun balcony with breathtaking panoramic seaviews. Side aspect upvc velux sky windows. 2 double radiators, television point. Power points, Engineered Oak flooring.

Kitchen

Side aspect double glazed velux windows. Kitchen comprising of White high gloss matching wall, base and draw units. One and a half bowl sink with drainer unit. Solid wood work surfaces, 5 ring induction hob, built in double oven and extractor, Integral fridge freezer, wine cooler, Integral dishwasher, spot lighting. engineered Oak flooring.

Cloakroom

Side aspect double glazed velux skylight window. Low level wc, wash hand basin, Heated towel rail.

Hallway

Stairs leading down to ground floor. Doors off to principle rooms, storage cupboard and radiator

Bedroom One

15' 5" max x 11' 8" max (4.70m max x 3.56m max)

Rear aspect uPVC double glazed patio doors to the rear composite balcony with glass balustrades and amazing seaviews. Radiator. Television point. Built in wardrobes. Power points. Door to master ensuite

Master Ensuite

Side aspect uPVC double glazed obscure window, Suite comprising of a walk in shower cubicle, low level WC and wash hand basin with a vanity unit. Part tiled. Heated towel rail. Spotlights. Extractor fan.

Bedroom 2

14' 6" max x 11' 6" max (4.42m max x 3.51m max)

uPVC Double glazed patio doors to the rear giving access to the Composite decked balcony with glass balustrades and superb seaviews. Television point. power points. Radiator. Double bedroom.

Bathroom

Side aspect Upvc double glazed obscure window. Bathroom suite comprising bath with mixer taps above, shower cubicle with wall mounted power shower, low level WC and wash hand basin with a vanity unit. Part tiled. Heated towel rail. Spotlights. Extractor fan.

Bedroom 3

10' 9" max x 9' 3" max (3.28m max x 2.82m max)

Font aspect uPVC double glazed window. Radiator, power points,

Ground Floor Hallway

Storage cupboard, radiator and doors off to principle rooms.

Utility

10' 3" max x 7' 4" max (3.12m max x 2.24m max)

Side aspect uPVC double glazed window. A range of wall and base units with work surfaces over. One and a half bowl sink and drainer. Plumbing for washing machine. Space for an additional appliance. Extractor fan.

Bedroom 4

15' 5" max x 11' 8" max (4.70m max x 3.56m max)

Rear aspect Double glazed patio doors to the rear landscaped patio area. Radiator. Built in wardrobes. Power points. Door to master ensuite

Master Ensuite

uPVC Double glazed obscure window to the side aspect. A suite comprising shower cubicle, with wall mounted power shower, low level WC and wash hand basin with a vanity unit. Part tiled. Heated towel rail. Spotlights. .

Bedroom 5 / Reception

16' 5" max x 11' 5" max (5.00m max x 3.48m max)

Rear aspect Double glazed patio doors to the rear landscaped garden. Radiator. Television point and telephone line. Power points.

Cloakroom

uPVC Double glazed obscure window to the side. Low level WC with wash hand basin. Heated towel rail. Extractor fan.

Outside

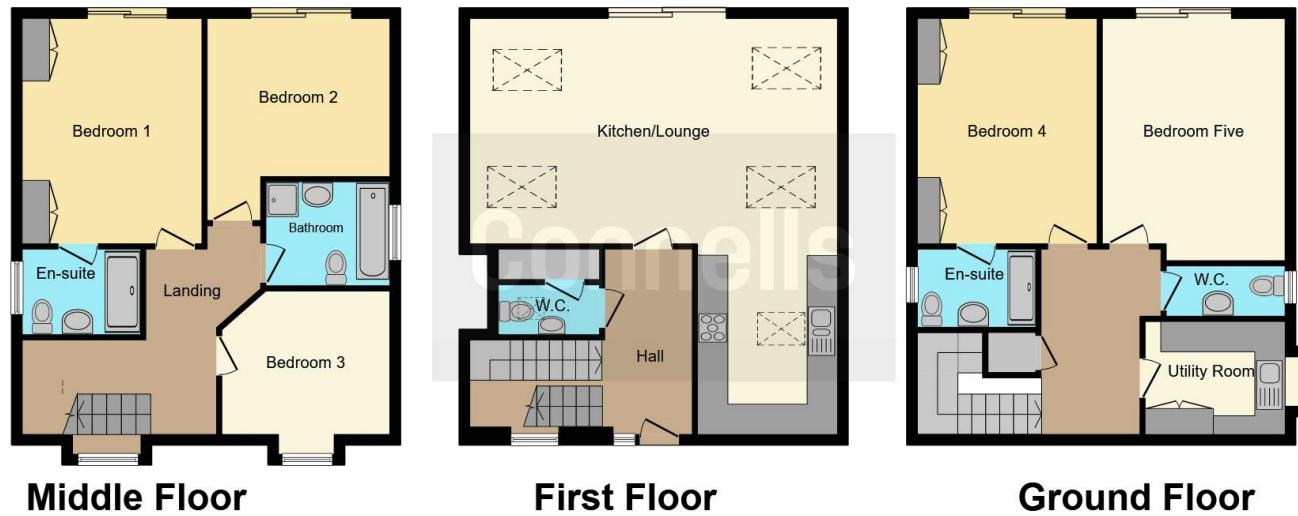
Rear garden

Truley beautiful with Patio area with Pergola over perfect for entertaining guests. Outside water tap and lighting. Levelled lawned area with raised beds, Vegetable patch, storage shed. Access both to front of property and rear leading to Headland park road.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: A

Tenure: Freehold

view this property online connells.co.uk/Property/PGN311413



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Property Ref: PGN311413 - 0008