



**Connells**

The Coach House Mabel Place  
Paignton



## Property Description

Guide Price £500,000 - £550,000 This 19th-century home, once a coach house and stables for Tower House School, offers an unparalleled opportunity. Meticulously restored to its original splendor and never before inhabited, this detached gem awaits behind double gates, revealing a driveway that leads to its captivating facade.

The entrance is a spectacle in itself, setting the tone for what lies within. The open-plan lounge, diner, and kitchen on the ground floor feature stained glass windows spanning the width of the house, creating a bright, dual-aspect space. An inviting fireplace adds warmth and character to this meticulously restored haven.

The ground level is versatile, hosting a fourth bedroom or study and a convenient ground floor shower room. The kitchen, adorned with built-in appliances and stunning granite surfaces, exemplifies modern luxury. Ascending upstairs, a breathtaking stained glass window becomes a focal point, infusing the space with historical charm.

Three double bedrooms, including a master suite with an ensuite and walk-in wardrobe, promise comfort and style. The family bathroom ensures practicality meets elegance. Outside, a private garden with a feature wall, boasting the original stable doors, completes this extraordinary home. The opportunity is there for self-contained annexe. Missing out on this opportunity would be a regret-I can't help but feel a tinge of jealousy at the thought.

## Accommodation

Original doors lead into inner porch.

## Inner Porch

Leads into

## Open Plan Kitchen Lounge Diner

29' 9" max x 19' 9" max ( 9.07m max x 6.02m max )

Dual aspect double glazed original windows and sash window to side aspect, original stain glass window to the front aspect, wall lights, wooden floor, open fireplace and power points.

## Kitchen Area

Wall, base and drawer units, granite worksurfaces with granite splashback, four ring induction hob with grey gloss splashback and chrome extractor, inset sink with mixer tap over, built in double oven, wall lights and breakfast bar with granite worksurface,

## Study/bedroom Four

9' 5" max x 8' 9" max ( 2.87m max x 2.67m max )

Side aspect single glazed window, wall lights and power points.

## Ground Floor Shower Room

Corner shower cubicle with wall mounted power shower, low level wc, part tiled walls, ceiling spotlights, extractor, wall lighting, chrome towel rail and tiled flooring.

## First Floor Landing

Stained glass window and doors leading to principle rooms.

## Bedroom One

20' max x 12' 4" max ( 6.10m max x 3.76m max )

Single glazed stained glass windows to the front aspect, original feature open fireplace with tiled hearth, wall lighting and power points.

## En-Suite

white paneled enclosed bath with mixer tap over, low level wc, white high gloss vanity unit with mirror above, built in large shower cubicle with wall mounted power shower, part tiled walls, chrome towel rail and ceiling spotlights.

## Bathroom

White high gloss vanity unit, low level wc, corner shower cubicle with wall mounted power shower, part tiled walls, chrome towel rail, ceiling spotlights and extractor.

## Bedroom Two

15' 6" max x 11' max ( 4.72m max x 3.35m max )

Dual aspect single glazed windows to the side aspect, stained glass window to rear aspect, wall lighting and power points.

## Bedroom Three

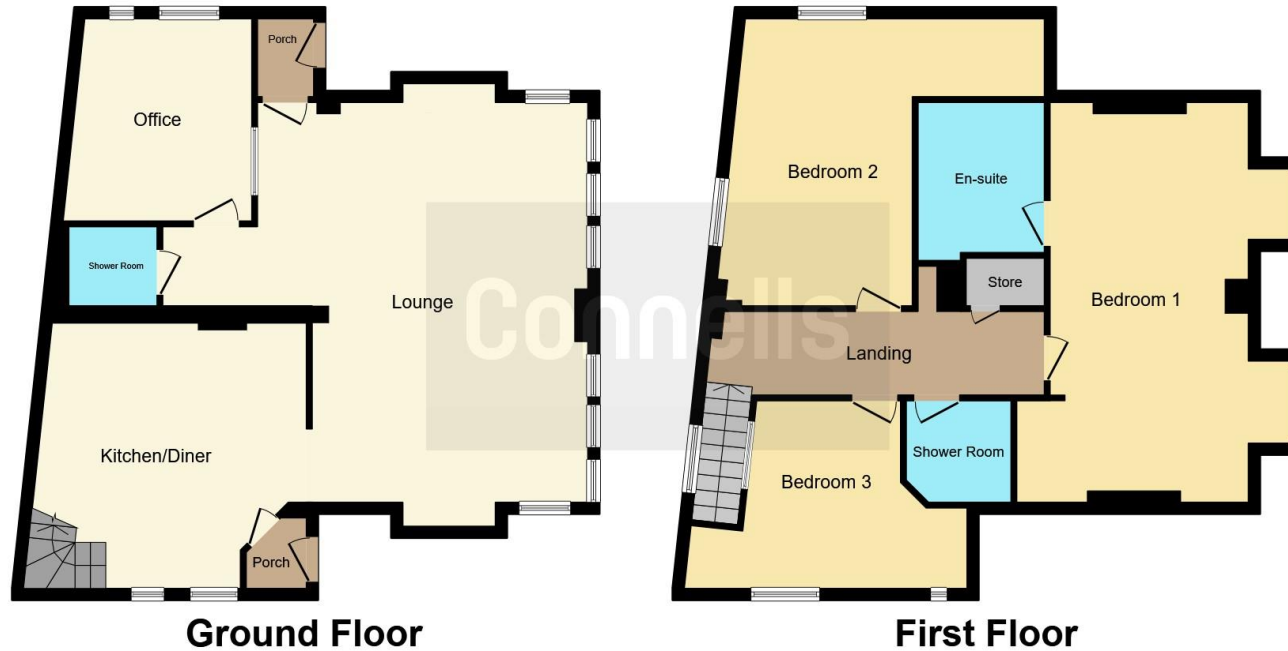
16' 1" into wardrobe x 11' 7" max ( 4.90m into wardrobe x 3.53m max )

Single glazed windows to the side and rear aspect and power points.









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**EPC Rating: G**

Tenure: Freehold

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