



Connells

Garfield Road  
Paignton





## Property Description

Connells Are Delighted to Bring to Market This Substantial Six-Bedroom Residential Home - Just Moments from Paignton Beach

Connells are proud to present an exceptional opportunity to acquire this extensive six-bedroom, fully residential property situated in a prime location just a short stroll from the golden sands of Paignton Beach. Once a thriving guest house, this large and versatile property has since been thoughtfully converted into a spacious family residence. Whether you're looking for a multigenerational home, a substantial property for a growing family, or an exciting investment opportunity - including the potential for HMO conversion (subject to the necessary consents) - this property delivers flexibility, space, and coastal charm in abundance.

Located in one of Paignton's most vibrant and convenient areas, this home places you within easy walking distance of the town's bustling high street, lively restaurants, independent cafés, and a variety of local amenities. The iconic beachfront promenade, parks, and transport links are all within reach, making this home perfect for families, professionals, or investors alike.

## On Approach

On approach, the property presents itself with traditional coastal charm. A wide frontage and ample driveway parking provide space for multiple vehicles - a practical and highly desirable feature for a property of this size and in such a central location. The building retains the warm and welcoming aesthetic of its former life as a guest house while now boasting the practical layout of a comfortable family residence.

## Ground Floor & Living Spaces

As you step inside, you are immediately welcomed into a bright and inviting lounge area - the first of several well-proportioned living spaces. Large windows flood the room with natural light, creating a homely environment where family and guests can relax or entertain. Tastefully decorated with neutral tones, the room offers plenty of space for multiple seating options and large furniture.

From the lounge, the hallway leads into a second reception room, currently used as a formal dining area. This generous space could equally be adapted to suit your individual needs - whether as a second living room, playroom, home office, or hobby room. Its size and layout ensure it offers flexibility for growing or multigenerational families.

At the rear of the property, you'll find the kitchen - a functional and spacious area that once served as the manager's private

quarters when the home operated as a guest house. This area now forms a fully integrated section of the main residence, complete with its own lounge, a rear access point to the garden, and a bedroom with a modern downstairs shower room.

This part of the house presents an ideal arrangement for multigenerational living. Whether accommodating older family members, grown-up children seeking independence, or visiting guests, the self-contained nature of this section offers privacy and autonomy while remaining connected to the rest of the household.

## First Floor

### Four Bedrooms & Three Ensuites

Moving to the first floor via the central staircase, you'll find four generous bedrooms. Each bedroom is bright and tastefully finished, continuing the light and airy feel found throughout the ground floor.

Three of the bedrooms on this level benefit from their own private en-suite shower rooms - a highly desirable feature for families with teenagers or those hosting regular guests. These rooms provide privacy, comfort, and convenience, replicating the luxurious feel of a boutique hotel within your own home.

The fourth bedroom on this level is equally well-sized and could easily serve as a children's bedroom, nursery, or even a home office. Its location on the same floor as the en-suite rooms ensures it still benefits from the well-appointed family living setup, with nearby access to additional facilities.

## Second Floor

### Two Bedrooms & En-Suites

The second floor, previously reserved for guest accommodation, now features two more generous double bedrooms - each equipped with its own modern en-suite bathroom. Situated in the converted loft space, these upper-floor rooms offer elevated views across the surrounding area and are bright, spacious, and full of character. Sloped ceilings and cleverly designed storage solutions add a touch of charm, while still allowing full functionality.

These bedrooms could be ideal for teenagers, older children, guests, or even used for short-term letting if permitted - offering excellent potential for those looking to generate additional income from their property.

## Location

Paignton is part of the stunning English Riviera, known for its sandy beaches, charming harbours, and family-friendly attractions. This property's location places you right at the heart of it all, with Paignton Beach, the pier, and the seafront promenade just a short walk away. The town centre, with its supermarkets, cafes, restaurants, and schools, is also easily accessible on foot, while excellent transport links via train and bus make commuting or day-tripping effortless.

## Potential

**Multigenerational Living:** With private sections, multiple en-suites, and numerous reception areas, the house is ideal for families living together across generations, while still maintaining independence.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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