



**Connells**

Woodland Park  
Paignton





## Property Description

Connells are thrilled to bring to the market this stunning five-bedroom period residence with a superb self-contained one-bedroom annex, perfectly positioned in a peaceful cul-de-sac in the highly sought-after Lower Preston area. Offering a wealth of character, spacious living accommodation, and flexible layout options, beautifully presented home is ideal for families, multigenerational households, or buyers looking for an income-generating investment opportunity. The annex known as, "The Burrow" is run as a 5 star, Super hostess Air B & B,

Set on a level plot with generous driveway parking and mature gardens, this property blends period charm with modern convenience across Four floors, and is truly "turn-key ready." It's rare to find a home that offers this much space, versatility, and potential, all in one of Paignton's most desirable residential areas.

Located on the level in Lower Preston, this property benefits from easy access to a wealth of local amenities, including excellent schools, shops, transport links, and the stunning South Devon coastline. The area is quiet and residential, yet conveniently connected, making it a top choice for families, professionals, and retirees alike.

Properties offering this level of flexibility, character, and potential are extremely rare. Whether you're a growing family, investor, or looking to bring generations together under one roof-this is an opportunity not to be missed. Contact Connells today to arrange your viewing.

## On Approach

As you pull onto the spacious driveway, you immediately sense the calm. The house stands proudly, full of character with its handsome period exterior and soft landscaping welcoming you in. It's the kind of home that feels instantly familiar-the kind that whispers, "you're home."

## Entrance Hall

Stepping through the front door, you're greeted by a warm and inviting entrance hallway. Period features such as high ceilings, decorative corning, and original woodwork provide a sense of grandeur and set the tone for the rest of the home. The hallway offers direct access to the principal ground-floor rooms, with stairs leading to the upper floors.

## Lounge

The main lounge is a spacious, light-filled room boasting a double aspect flood the room with natural light and high ceilings., and a stunning period fireplace serves as a central focal point. It's the perfect place to unwind or entertain in refined comfort.

## Dining Room

A second reception room, currently used as a formal dining area, continues the theme of elegance. Features include intricate coving, another charming fireplace, and French doors leading to the conservatory. This room offers generous proportions for large gatherings and special occasions.

## Conservatory

The conservatory is a serene and versatile space that overlooks the rear garden. It provides a seamless connection between the indoors and outdoors, ideal for enjoying the garden year-round, reading in natural light, or relaxing with a cup of tea.

## Kitchen & Breakfast Room

The kitchen, with its luxury appliances and stylish finish, is truly the heart of the home. Paired with a welcoming breakfast room, it becomes a place for shared meals, homework at the table, and coffee with friends. From here, the doors open out into the rear garden—a tranquil, landscaped space with mature shrubs, a timber-decked area, and a generous lawn perfect for summer evenings or family gatherings.

## Upstairs Landing

Doors off to principle rooms

## Master Bedroom & Ensuite

A beautifully proportioned master bedroom featuring fitted wardrobes and a private en-suite shower room. With large windows and classic detailing, this room exudes comfort and style.

## En-Suite

The en-suite is finished to a high standard with a walk-in shower, WC, and vanity unit. A well-lit and functional space designed for everyday luxury.

## Bedroom Two

A spacious double bedroom with ample room for furniture and large windows letting in plenty of natural light. Ideal as a guest room or secondary master suite.

## Bedroom Three

Another generous double, offering flexibility as a child's room, study, or dressing room. Neutral tones and period detailing provide a calm and adaptable space.

## Bedroom Four

Also a double, this room has the proportions and potential for a variety of uses. Whether for a growing family or visiting guests, it offers comfort and versatility.

## Bathroom

The main family bathroom is beautifully finished. Thoughtful design and modern fittings make it both stylish and practical.

## Second Floor

## Bedroom Five

Tucked away on the top floor, this fifth bedroom is a private, peaceful retreat. With sloped ceilings and velux-style windows, it would make an ideal teenager's room, home office, or creative studio.

## Annex

Discreetly tucked to the side, with its own private entrance, is the one-bedroom annex—a feature that transforms this home from wonderful to exceptional.

For some, this space will offer the perfect solution for multigenerational living. Imagine an elderly parent living just steps away, close enough to be part of the family's daily rhythm, yet independent in their own self-contained space. Or perhaps a young adult returning from university, finding their footing with privacy and security, without the cost of rent elsewhere.

For others, the annex opens a door to passive income. With its generous living/dining area, fully fitted kitchen, spacious double bedroom, and sleek modern bathroom, it's the ideal setup for a holiday let. Whether listed on Airbnb or managed privately, the space is ready to welcome guests—offering travellers a charming, self-contained retreat.













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)

To view this property please contact Connells on

**T 01803 400 888**  
**E [paignton@connells.co.uk](mailto:paignton@connells.co.uk)**

51 Hyde Road  
 PAIGNTON TQ4 5BP

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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