

## Mabel Place, Fisher Street, Paignton, TQ4 5EW



An opportunity to purchase a piece of Paignton's history. The Coach House is the former coach house and stables of Tower House, one of the town's landmark buildings. It now offers a stylish and unique home which has been comprehensively and skilfully created within the structure of the original building. It offers versatile accommodation over two floors with many original features retained or re-produced. It features twin entrance doors on the ground floor adding to the versatility offering the potential to create separate one bedroom accommodation. The ground floor offers a large and spacious open plan living, dining and kitchen space complimented by a ground floor bedroom or office plus a shower room. Upstairs are three further bedrooms, one with en-suite, plus a further shower room. There is electric heating. Outside the block paved drive, entered between two impressive entrance pillars, provides ample parking and turning space. There is a small lawn to the side of the house, plus a large store featuring the original coach house doors. Both the town centre and sea front are within level walking distance. No chain!

**£485,000 Freehold**

**GROUND FLOOR.** Twin entrance doors open onto the ground floor.

**INNER PORCH.** Opens to:

**OPEN PLAN LIVING, DINING AND KITCHEN SPACE 29' 9" x 19' 9" (9.06m x 6.02m) irregular shape overall maximum dimensions**

**LIVING AND DINING AREA.** An array of windows to the front and side flooding the space with natural lighting, many with stained glass features. Open fireplace. Timber style flooring.

**KITCHEN AREA** Fitted base units with "marble" work tops and up-stands and matching return breakfast bar. Four ring induction hob with canopy over. Built in double oven. Inset sink.

**BEDROOM 4 OR STUDY 9' 5" x 8' 9" (2.87m x 2.66m) overall**

**SHOWER ROOM.** Corner tiled shower enclosure. Basin and low level W.C. Chrome towel rail. Part tiled walls and tiled floor.

## FIRST FLOOR

**LANDING.** Feature stained glass window.

**BEDROOM 1 20' 0" x 12' 4" (6.09m x 3.76m) overall** Feature original fire surround.

**EN-SUITE BATHROOM & SHOWER ROOM**  
Large walk in shower enclosure. Panelled bath, basin in vanity unit and close coupled W.C. Heated towel rail. Part tiled walls.

**BEDROOM 2 15' 6" x 10' 0" (4.72m x 3.05m) overall**

**BEDROOM 3 11' 8" x 11' 3" (3.55m x 3.43m) overall maximum** Large walk in wardrobe space.

**BATHROOM.** Tiled corner shower enclosure, basin in vanity unit and close coupled W.C. Heated towel rail. Part tiled walls.

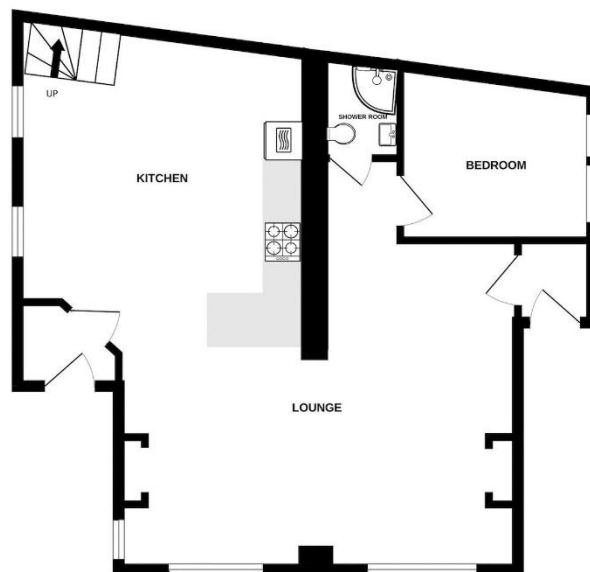
**OUTSIDE.** Entrance gate opens onto block paved drive and turning area. Area of lawn to the side of the house with a pair of the original stable doors retained as a feature.

**STORE.** A large and useful store fronted with a pair of the original stable doors.

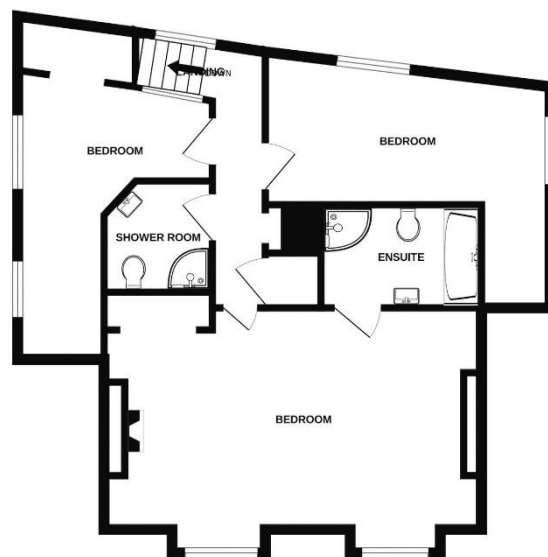
**EPC RATING G**

**MOBILE & BROADBAND.** The Ofcom website indicates that both broadband and mobile networks are available in this location.

GROUND FLOOR  
58.4 sq.m. (628 sq.ft.) approx.



1ST FLOOR  
61.2 sq.m. (659 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005506 Written by: Jonathan Bye.