



HIGHAM HOUSE, MARLDON ROAD, PAIGNTON, TQ3 3LY
OFFERS IN THE REGION OF £600,000

Pincombe's
estate agents



Approached via Windmill Lane with glimpses of the Grade II Listed Fernicombe Windmill, this quality 30's brick built Family Home is surrounded by attractive gardens and established trees. It offers a substantial living space enjoying pleasant open views over the surrounding area towards Dartmoor in the distance with Haytor on the horizon and also sea views over Paignton towards Brixham and Harbour. Presented on 2 levels with character features such as picture rails, 2 Minster fireplaces and Bruce Hardwood Floor laid in the majority of the ground floor rooms and upstairs, the accommodation comprises Reception Hallway, Triple Aspect Sitting Room, Double Aspect Dining Room, Study/Snug, Fitted Kitchen, Utility, Downstairs Cloakroom, Modern PVC Conservatory, Landing with Balcony off, Study/Bed 5, 4 Bedrooms, 2 En-suite's and Family Bathroom. Outside, the grounds total approximately one third of an acre and include lawns, paved patios, planted borders and numerous sitting out/al fresco dining spots. The 2 Garages will house in excess of 5 vehicles and have a Workshop, Inspection Pit and Cloakroom. Due to their combined size there is potential for the creation of additional accommodation, subject to the usual permissions.



Tucked away just off the Marldon Road, the property is conveniently situated for access into the busy coastal towns of Paignton and Torquay with their comprehensive choices of shopping, dining and leisure facilities. Just a few minutes drive away is Occombe Farm which is part of the Torbay Coast & Countryside Trust and offers 2km of woodland, green space and a nature trail.

Well placed for transport links, there is a bus stop outside the property travelling to Newton Abbot, Exeter and Paignton with its Bus Station and further services running to the surrounding villages and towns. The A380 joins with the South Devon Highway leading to

Exeter and the M5 motorway and the Railway Station with a direct rail link to London can be found in Paignton town centre.

Solid wooden front door with leaded light inset into:

ENTRANCE VESTIBULE Leaded light window to side.

Ceramic tiled floor. Wooden door with glazed panels to:

RECEPTION HALLWAY Double glazed leaded light effect window to front. Radiator. Double glazed doors opening out onto the garden terrace and lawns. Stairs rising to first floor accommodation.

SITTING ROOM 17' 11" x 14' 11" (5.46m x 4.55m)

A triple aspect room with double glazed leaded light effect windows to front, side and rear with pleasant outlook over the gardens. Original Minster stone fireplace and hearth. Feature ceiling and rose. T.V. aerial point. Radiator.

DINING ROOM 15' 10" x 14' 11" (4.83m x 4.55m)

A dual aspect room with double glazed leaded light effect window to front and 2 obscure double glazed leaded light effect windows to side. Minster stone fireplace with fitted gas fire. Radiator. Picture rail. Corner free standing lift rising to Bedroom 2.

STUDY/SNUG 12' 4" x 9' 4" (3.76m x 2.84m). Fireplace with Victorian Grate and wooden surround with tiled inset and fitted living flame coal effect gas fire. Picture rail. T.V. aerial point. Picture rail. Good size walk-in storage cupboard with light and shelving. Wide archway through to Kitchen. Double glazed leaded light





effect doors with adjoining side window opening into:

MODERN PVC CONSERVATORY 16' 1" x 12' 7" (4.9m x 3.84m) Double glazed leaded light effect windows on 3 sides enjoying a pleasant outlook over the garden and glimpses towards Dartmoor in the distance. Radiator. Double glazed doors leading down a gentle slope to driveway.

KITCHEN 16' 0" x 8' 9" (4.88m x 2.67m) An attractive fitted kitchen comprising a range of base units with solid wooden worktops to 2 sides and a polished granite worktop with under mounted Belfast sink and mixer tap. Wine/bottle storage. Matching range of eye-level units with plate display rack. Under unit light illumination. Integrated dishwasher. Space for range style cooker with glass splashback and stainless steel extractor hood above. Coved ceiling. Double glazed leaded light effect window with deep wooden cill enjoying a pleasant outlook to the inner courtyard. Obscure double glazed leaded light effect window with wooden cill to Conservatory. Radiator. Ceramic tiled floor with underfloor heating. Wooden stable door with leaded light inset to:

REAR VESTIBULE Door to Enclosed/covered walkway. Wooden stable door with leaded light panel into:

UTILITY ROOM 2 x Leaded light effect windows. Worktop with inset single drainer stainless steel sink with mixer tap. Base and eye level units. Plumbing for washing machine. Floor standing gas fired central heating boiler with wall mounted digital programme

control. Cupboard housing the electric meter and fuse box. Ceramic tiled floor.

CLOAKROOM Comprising low level W.C. and wall mounted corner wash basin. Ceramic tiled floor. Radiator. Obscure glazed window.

FIRST FLOOR LANDING Arched display niche. Radiator. Cupboard housing the Gledhill Envirofoam cylinder. Double glazed leaded light effect window to side. Door to: **BALCONY** With wrought iron balustrade and enjoying views over the garden, the surrounding area and towards the sea, out to Brixham and its Harbour in the distance. Tiled floor. External light. Wooden door into:

STUDY/BEDROOM 5 8'0" x 4'6" (2.44m x 1.37m) Obscure glazed window to rear garden. Light and power.

BEDROOM 1 17' 11" x 14' 11" (5.46m x 4.55m) A triple aspect room with double glazed leaded light effect windows to front, rear and side, enjoying a pleasant outlook over the garden and also some sea glimpses. Fitted wardrobes with mirror doors and over-bed bridge unit with illumination. Fitted chest-of-drawer unit. Display shelving. Picture rail. Radiator. Archway through to:

EN SUITE Suite comprising small panelled bath with mixer tap and shower attachment over, shower rail and curtain, wash basin and vanity unit with cupboard beneath, Fitted cupboard with mirrored door. Ladder style chrome towel rail. Ceramic tiled floor.

BEDROOM 2 15' 10" x 14' 11" (4.83m x 4.55m) A dual aspect room with double glazed leaded light effect corner windows enjoying views over the area towards Dartmoor and Haytor in the distance and double glazed leaded light effect window to front. Feature original fireplace (currently blocked off). Radiator. Corner free standing lift descending to Dining Room.

BEDROOM 3 12' 0" x 10' 6" (3.66m x 3.2m) Double glazed leaded light effect Bay window to front with wide window cill/seat. Wash hand basin with bevelled mirror over. Radiator. Picture rail.

BEDROOM 4 13' 3" x 8' 10" (4.04m x 2.69m) Double glazed leaded light effect window to side enjoying a pleasant outlook over the garden, surrounding area and out towards Brunel Woods in the far distance. Radiator. Picture rail.

EN-SUITE BATHROOM Suite comprising corner bath with mixer tap and shower attachment over, vanity unit with storage, inset wash basin and mixer tap, close coupled W.C. Fitted mirror with spotlights and shelves. Heated towel rail. Ceramic tiled floor. Linen cupboard with shelving and original pine doors. Fully tiled walls. Double glazed leaded light effect window to front.

FAMILY BATHROOM Suite comprising 'P' shaped panelled bath with mixer tap, separate corner shower cubicle with shower unit and curved door, pedestal wash basin, close coupled W.C. and bidet. Fitted cupboard with mirrored doors and spotlights over. Fully tiled walls. Ceramic tiled floor with underfloor heating. Double glazed leaded light window with views over the surrounding area towards Dartmoor and Haytor. Access to:

LOFT A spacious floor area with access via Jacobs Ladder. Window enjoying panoramic views over the surrounding countryside and the sea. ****POTENTIAL FOR CREATION OF ADDITIONAL LIVING SPACE, SUBJECT TO THE RELEVANT PERMISSIONS****

From the Rear Vestibule a **COVERED, ENCLOSED WALKTHROUGH** with double glazed leaded light effect windows to inner courtyard, door to courtyard and wooden stable door to garden.

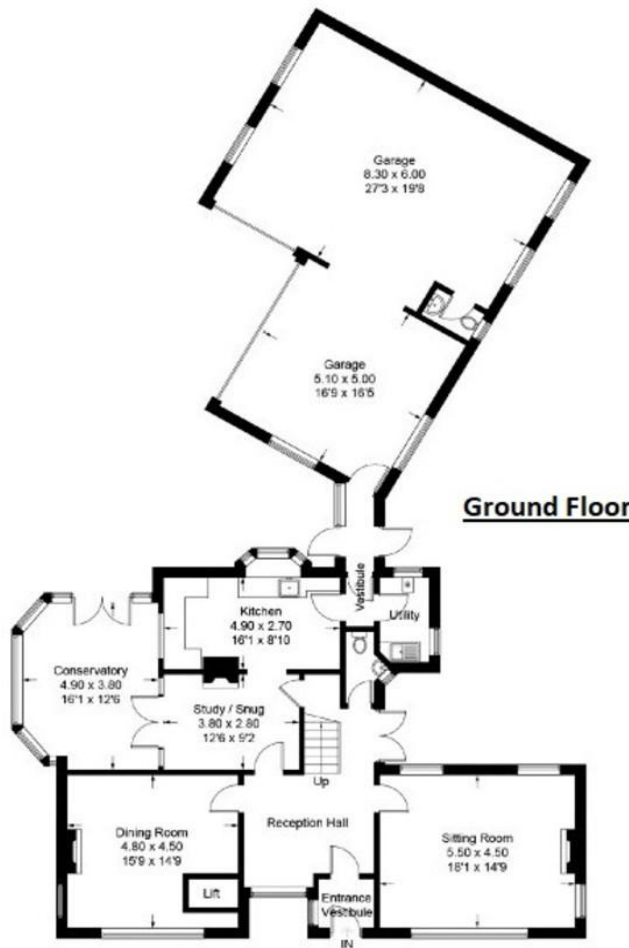
DOUBLE GARAGE 16' 8" x 16' 3" (5.08m x 4.95m) Folding wooden and glazed doors. Space for washing machine and fridge/freezer. Power and light. Continuing through to:

GARAGE/WORKSHOP 27' 1" x 19' 8" (8.25m x 5.99m) Double glazed leaded light effect window to driveway. Inspection pit. Range of shelving. Power and light. Large cupboard. Electric doors to driveway. **CLOAKROOM** - With W.C. and wash basin. **** With their combined spaces amounting to a sizeable floor area, these Garages offer the potential to be converted into additional living accommodation, subject to the relevant planning permissions****

GROUNDS The property is approached via a pillared entrance with gate leading to a sweeping gravelled driveway providing **PARKING**. Gardens totalling approximately one third of an acre surround the property and are well presented with level lawns, planted borders and paved pathway interspersed, feature circular patio areas, pergola and several seating nooks. **LARGE 18' WOODEN GARDEN STORE/GARAGE** with pitched roof. Red brick wall with external light, central archway and gate leads into an attractive paved **INNER COURTYARD** with space to sit out/dine alfresco. The gardens are enclosed by a low stone wall, established trees and hedging. Pedestrian access gate to Marldon Road and Windmill Lane.



Approximate Gross Internal Area = 296.4 sq m / 3190 sq ft
(Including Garage / Lift / Store)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,

Energy Performance Certificate



216, Marlton Road, PAIGNTON, TQ3 3LY

Dwelling type: Detached house
Date of assessment: 15 June 2017
Date of certificate: 16 June 2017

Reference number: 8004-4455-3229-2697-8633
Type of assessment: RdSAP, existing dwelling
Total floor area: 213 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,856
Over 3 years you could save	£ 4,500

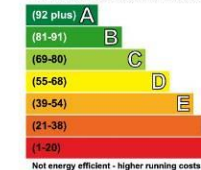
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 519 over 3 years	£ 294 over 3 years	
Heating	£ 7,704 over 3 years	£ 3,678 over 3 years	
Hot Water	£ 633 over 3 years	£ 384 over 3 years	
Totals	£ 8,856	£ 4,356	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
39	75

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 285
2 Cavity wall insulation	£500 - £1,500	£ 2,187
3 Floor insulation (suspended floor)	£800 - £1,200	£ 453

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.