



**The Ratcliffe, 4 Garfield Road, Paignton, TQ4 6AU**

**£375,000**

- ✦ CURRENTLY TRADING AS A GUEST HOUSE BUT WOULD MAKE A SPACIOUS FAMILY HOME SUBJECT TO PLANNING
- ✦ SUPERB LOCATION CLOSE TO BEACH AND TOWN CENTRE
- ✦ SPACIOUS GARAGE AND PRIVATE PATIO GARDEN

**WAYCOTTS**  
Established 1878

• Chartered Surveyors

## The Ratcliffe, 4 Garfield Road, Paignton, TQ4 6AU

Price £375,000

### Situation & Description

The Ratcliffe is located on the corner of Garfield and Kernou Road, a short level walk from the seafront, beaches, pier, promenade, and the bustling town centre of Paignton.

Situated between Torquay and Brixham, which together form the renowned 'English Riviera', Paignton is celebrated as one of the UK's most popular, and accessible holiday resorts. Served by a mainline railway station with national connections from Newton Abbot and Exeter, motorway network and regional and international airport in Exeter.

The present owners have created a successful and well-regarded business evidenced by industry ratings (Exceptional 9.7 on Booking.com and Excellent 5 star rating on Tripadvisor) contributing to a healthy repeat customer base and income. However, this spacious and versatile property would make a wonderful family home subject to planning.

### Accommodation

Entrance door to vestibule with cupboard housing electrics, Twinflex Pro Fike Fire Detection System.

#### Entrance Hall

Traditional high ceilings, reception counter, stairs raising to upper floors and chairlift.

#### Breakfast Room 4.95m x 3.90m

Double aspect room with bay windows to front. Feature fireplace, cornicing and ceiling rose, wall mounted lights, radiator.

#### Owners' accommodation (ground floor)

##### Bedroom 1 2.60m x 3.68m

Window to side overlooking private patio garden, excellent in-built storage ensuite bathroom with walk-in shower, wash hand basin and WC, and extractor fan.

##### Lounge 3.86m x 3.34m

French doors to leading to **Sun Room** 2.90m x 2.10m overlooking patio garden with door to Bedroom 1.

##### Kitchen 3.79m x 2.28m

Recently fitted with contemporary matching wall and base units, tiled walls and splash backs, 2 x single drainer sinks and window to side. Fallon 4 ringed gas hob and oven with commercial extraction hood, Lincat eye level grill, wall mounted Ideal Logic Boiler.

##### Bedroom 2 3.13m x 2.48m

Window to rear, radiator.

Ensuite with petit bath with shower over, wash hand basin and WC, heated towel rail, window to side.

**Guest Accommodation:** All guest rooms are equipped with Freeview T.V and tea and coffee making facilities. Stairs rise from entrance hall to half landing.

##### Bedroom 1 3.92m x 3.10m

Twin/King view to rear with far reaching sea views, radiator

Ensuite room with walk in shower, wash hand basin, WC, heated towel rail and extractor fan. Window to side.

Linen and storage cupboards.

Steps to first floor landing radiator

##### Bedroom 2 4.38m x 2.82m at widest point

Twin/King view to rear with far reaching sea views, vanity wash hand basin, radiator.

Ensuite with walk in shower WC, heated towel rail, extractor fan.

##### Bedroom 3 2.30m x 2.60m

Single room with window to side.

Ensuite walk in shower, wash hand basin & WC and extractor fan.

##### Bedroom 5 3.99m x 3.24m

Bright spacious double room incorporating what was room 4 with bay window to front, radiator, hanging rail.

Ensuite room with large walk-in shower, wash hand basin, WC and extractor fan.

½ landing velux window, eves storage

Second floor -

WC and loft hatch with access to fully boarded loft space (not inspected)

##### Bedroom 6 (incorporates room 7) used as additional owners accommodation

Double Bedroom 4.27m x 2.92m at widest point

Vanity wash hand basin, window to front

Ensuite with walk in shower with electric shower, WC and extractor fan. door into

##### Living room with kitchenette 3.95m x 2.72m

Contemporary matching base and wall units with tiled splashback, single drainer sink, window to front fitted wardrobe.

**Bedroom 8** 3.88m x 3.80m at widest point

Twin/king with far reaching sea views, vanity wash hand basin, radiator.

Ensuite with electric walk-in shower and WC and extractor fan.

**Externally**

To the rear of Ratcliffe Guest House there is a lean-to storage area, rear courtyard with outside tap, a workshop/storeroom with light and power which could also be used as an office or gym, a spacious garage with up and over door, light, power & water, good storage, plus ample space to park a vehicle. A side gate leads out to Kernou Road and provides access to an additional storage unit to the side of the property.

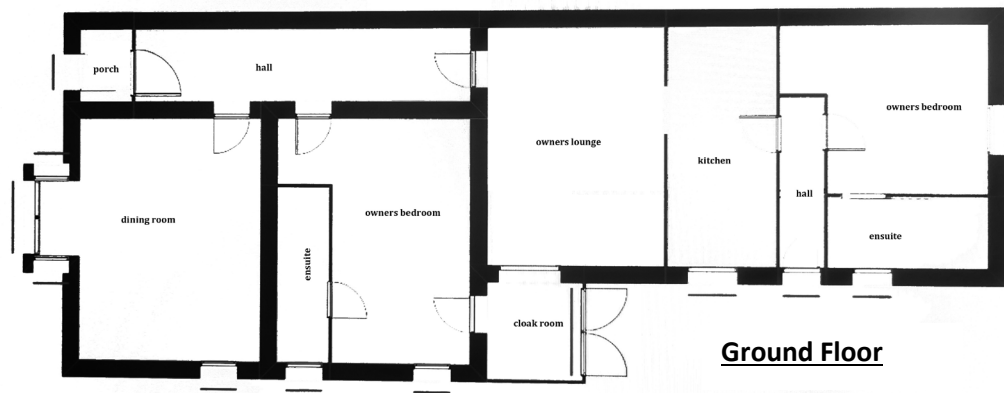
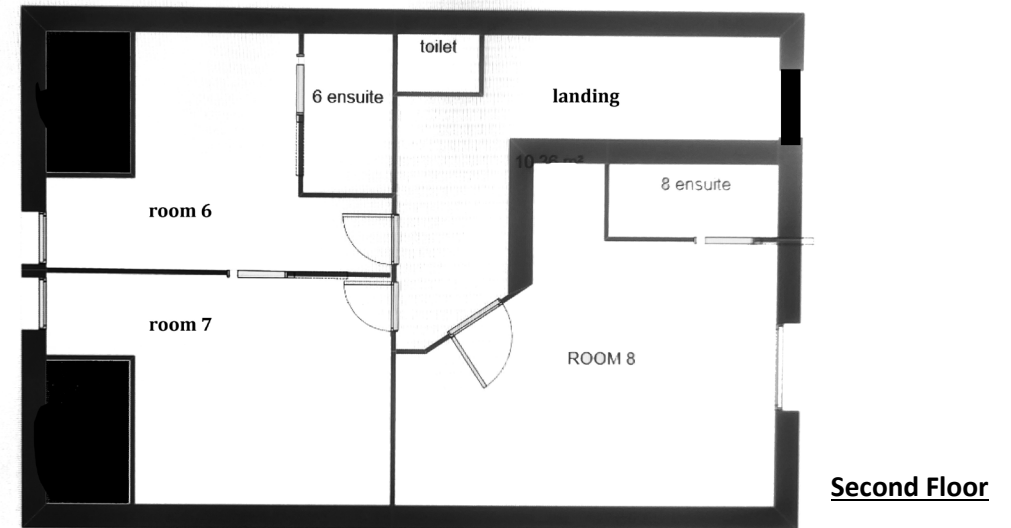
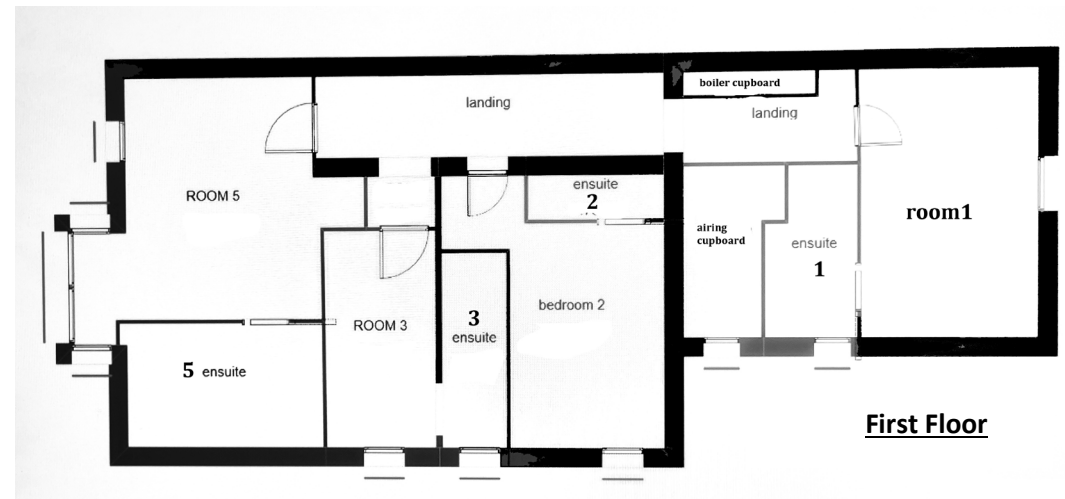
**Rates and EPC:** Council Tax Band A EPC - C

Rateable Value at 1<sup>st</sup> April 2023 £3,300 small business relief applies.

**VAT** - All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

**Legal Costs** - Each party to be responsible for their own legal costs incurred.

**Viewing** By appointment only please WAYCOTTS 01803 403060



The White House, 42/44 The Terrace, Torquay, Devon, TQ1 1DE

T: 01803 403060

E: [property@waycotts.co.uk](mailto:property@waycotts.co.uk)

[www.waycotts.co.uk](http://www.waycotts.co.uk)





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