



WOODS
HOMES

19 Headland Park Road Preston, TQ3 2EN

£625,000

A superb and beautifully extended five-bedroom double-fronted Victorian property, not to be missed. This home offers substantial and versatile living accommodation, seamlessly combining modern comforts with classic Victorian charm. The property features contemporary open-plan living with three reception rooms and an orangery. It includes a principal bedroom suite, four additional bedrooms, and three bath/shower rooms. The exterior boasts superb gardens, a double garage/carport, and driveway parking.

- Double Fronted Victorian Property
- Open Plan Living Accommodation
- Three Reception Rooms
- Orangery and Contemporary Kitchen
- Principal Bedroom Suite with En-suite and Dressing Area
- Four Further Double Bedrooms
- Ground floor Bathroom and First Floor Shower Room
- Some Sea Views
- Delightful Gardens, Double Garage/Carport and Driveway Parking
- Well Situated and within Walking distance of all Preston's Amenities
- Council Tax: Band E (£2,729.04 for 2024/2025)
- Tenure: Freehold



THE AREA

Location - Preston sits between Paignton and Torquay near to the historic Oldway Mansion. There are a fantastic selection of nearby beaches including Preston Sands, Hollacombe and Paignton sands with its large green and Iconic Pier. within the area are local amenities including independent and mainstream retailers, GP surgeries, eateries, public houses and easy access to great public transport links including bus & train station at Paignton Town Centre and Torquay Train station. Preston is also located only half a mile from Paignton Town centre with an array of amenities and attractions.

THE PROPERTY

Welcome to this stunning double-fronted semi-detached Victorian property providing substantial versatile living accommodation arranged over three levels. The property has been beautiful extended and redecorated throughout by the present owner to provide the perfect balance of modern living, whilst still retaining its timeless character features including high ceilings, picture rails, wood flooring and fireplaces. The garden wraps around the property to one side, where you will find a generously sized double garage/carport and a convenient driveway providing off-road parking.

On approaching the property, you are greeted by an inviting canopy storm porch with tiled flooring and an obscure wooden front door with obscure glazed panel surround leading to the entrance hall.

The spacious and bright entrance hall has painted wood flooring, stairs leading to the first floor, under stairs storage and a door provides access to the garage/carport. There is ample room for storing shoes, boots, and coats.

To the front of the property, there is a good size reception room, currently used as a studio, offering versatile option given the extensive ground floor accommodation. The room has a large bay window to front aspect overlooking the courtyard, flooding the room with natural light.

The inner hall has a good range of built in cupboards providing ample storage solutions.

The ground floor bathroom has been well designed with contemporary and stylish fixture and fitting. There is a walk-in shower, modern panelled bath with mixer taps and hand shower attachment, wash hand basin set in floating vanity unit, WC, part tiling to wall, heated towel rail and a large fitted mirror with lighting above.







A particular wow factor and being the heart of the home is the stunning extended open plan living space which spreads across the rear of the property and extends to the front. A modern orangery joins the open planning living areas together, with its vaulted ceiling and large creates a grand and inviting area. This expansive living space comfortably accommodates a dining table and sofas, making it ideal for family gatherings and entertaining. French doors take you are to the superb gardens.

The kitchen is well equipped with a good range of wall and base level shaker style kitchen units, wine rack and deep pan drawers. There are work surfaces with matching upstands, a one and half bowl sink unit with large window above overlooking the delightful garden. Integrated appliances including a dishwasher and fridge/freezer, there is space and plumbing for a washing machine and space for a range style cooker.

From the orangery an opening taking you through to two further reception rooms. The dining room with its wood flooring, original Victorian cast iron fire place with tiled inserts and wood surround, built in storage cupboards to alcoves, picture rail, opens seamlessly into the lounge.

The stunning lounge has been tastefully decorated to provide a cosy intimate space to relax and unwind. There is wood flooring, a large bay window to front aspect, picture rail and original cast iron Victorian fireplace with tiled inserts and an ornate wooden curved fire surround.

As you proceed up the stairs to the first floor, there is a half landing with a large decorative obscure glazed window providing natural light and a separate cloakroom with WC, built in wall cupboard and you will also find the wall mounted boiler here.

The landing is spacious with wood flooring and stairs leading to the principal bedroom suite on the top floor.

Bedroom five is a good size double room, which is split into to two areas to provide a dressing area with wardrobe space and an arch takes you through to the bedroom area where there is space for a double bed and a window to rear aspect overlooking the garden.

The family shower room is modern and bright with a double walk-in shower cubicle with large shower hand, part tiled walls, a contemporary circular counter top wash hand basin with cupboard below and a large obscure glazed window.



Bedroom four is another good size, well designed double room with a glazed window, picture rail, wash hand basin and feature fireplace.

Bedroom three is a good sizeable double room with a large bay window to front aspect enjoying some sea views, picture rail and wood flooring.

Bedroom two is a large spacious double bedroom with a large bay window to front aspect enjoying sea views to the left.

On this level, there is a separate utility room with a large window, wall and base level kitchen units, work surfaces with matching up stands, single bowl single drainer sink unit, and space for appliances.

On the second floor, you will find the private principal suite with large Velux windows providing an abundance of natural light, which have been well placed to enjoy the sea views. This suite includes a dressing area with built in wardrobes and a door leads to the en-suite bathroom. The en-suite has a velux window, panelled bath with hand shower attachment, large wash hand basin and WC.

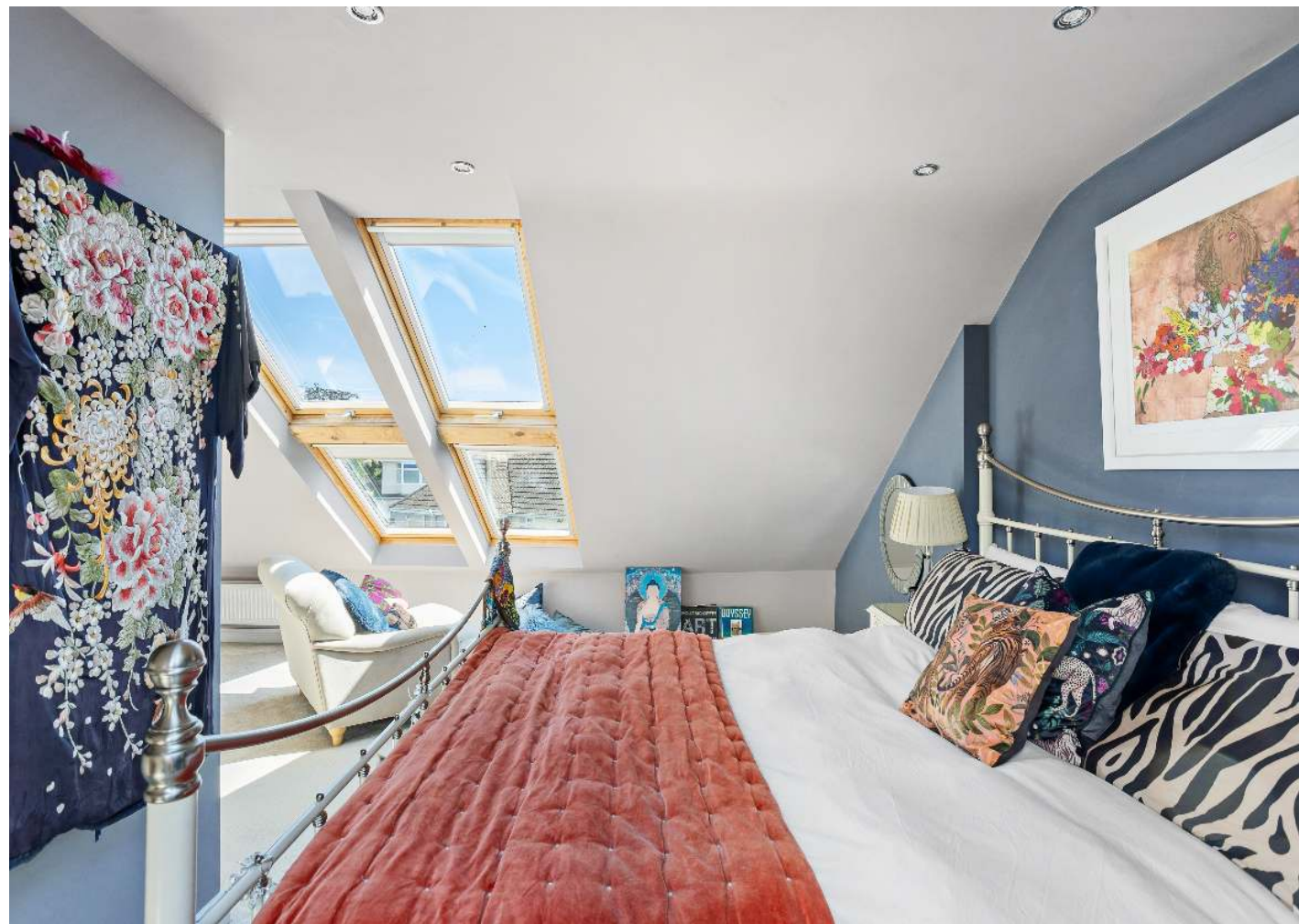
OUTSIDE

To the rear of the property there is a beautiful good size wrap around garden offering a delightful blend of natural beauty and cosy charm. This charming garden oasis is a perfect retreat for relaxation and tranquillity. Nestled among lush greenery, the space has been beautifully crafted and landscaped to provide a number of different private areas.

Large windows and French doors from the Orangery opens up to the garden, creating a seamless indoor-outdoor living experience with a variety of seating options. There are is a large gravelled terrace, with potted plants and a paved stepping stone path leading through the garden to steps taking you to a further garden area which is partially paved, with a large gravelled space and a wooden pergola with growing vine, which is surrounded by an array of vibrant plants and trees including two apple trees, a cherry tree and palm trees, creating a serene atmosphere.

To the side of the property there is a covered storage area with a door leading to the side garage/carport. The double Garage/Carport is a large than average with electric connected and an up and over door.

To the front is a pretty gravelled courtyard garden and driveway parking for two cars.





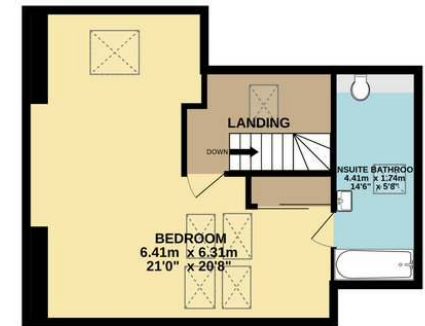
GROUND FLOOR
144.6 sq.m. (1556 sq.ft.) approx.



1ST FLOOR
87.4 sq.m. (941 sq.ft.) approx.



2ND FLOOR
43.5 sq.m. (469 sq.ft.) approx.



TOTAL FLOOR AREA : 275.6 sq.m. (2966 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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