



67, Wheatlands Road



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Paignton, TQ4 5HX

Exeter 24 miles Dartmouth 7.5 miles Totnes 6 miles

An exceptional detached five-bedroom family home elevated above Goodrington with stunning coast & countryside views across to Berry Head, expansive gardens and decked terrace with sea views, and remarkably large garage plus driveway.

- Detached Five-Bedroom Seaside Home
- Exceptional Spacious Living Areas
- Decked Terrace with Sea Views
- Suitable for Flexible Family Living
- Freehold
- Stunning Sea Views Across to Brixham
- Large Landscaped Gardens
- Expansive Garage Plus Driveway
- Moments Walking from Goodrington Sands
- Council Tax Band D

Guide Price £784,000

SITUATION AND DESCRIPTION

Situated in Tor Bay, Goodrington is the 'jewel in the crown' of The English Riviera, offering a wonderful quality of life for its residents. Goodrington Sands has a Seaside Award, and plenty of great activities offering something to suit the whole family including Quaywest water park, Brewers Fayre, Leisure Centre and the long sandy stretch of Goodrington Beach. Whether you choose to relax on one of the nine beaches within the bay, some beautiful and secluded, or sail from the international deep water marina situated in the busy harbour where numerous events take place throughout the year. The area offers a mild climate and a comprehensive range of shopping, eating and educational facilities. An ideal base for exploring the local area thanks to the South Devon Highway. Dartmouth, Totnes, Exeter and Plymouth are all within easy reach as well as the rugged hills and Tors of Dartmoor. The bay has mainline railway links to London Paddington via Newton Abbot. Regional airports at both Exeter and Bristol mean the whole country and the continent beyond are within easy reach.

This spacious detached five-bedroom home sits above Goodrington Sands, within easy reach of the beach, park, Paignton Zoo, the leisure centre, and multiple convenient local shops and supermarkets. An impressive garage and long driveway follow up to the ground floor of this expansive home, offering a large kitchen diner, sitting room with sea views and access to a stylish terrace, conservatory leading to the generous garden, two further reception rooms, and a downstairs shower room with space for utilities- allowing for step-free ground floor living if desired. The first floor houses five double bedrooms and a family bathroom, including a stunning principal bedroom suite with coast and countryside views, and a shower room ensuite.



ACCOMMODATION

The house's entrance through a long tiled porch sets the stage for a well-organized and welcoming home. As you step inside, you're greeted by an impressive shoe storage area and ample space for cloaks, convenience and practical when returning from enjoying the wonderful surroundings while keeping the home free from mess. Moving further into the house, you enter a spacious hallway that seamlessly connects the ground floor reception rooms. To the right, a homely yet bright dual aspect sitting room awaits. This room boasts large bay windows that flood the space with natural light, offering stunning views of the nearby Brixham. Additionally, patio doors lead to a charming terrace, inviting you to step outside and enjoy the scenery. Continuing along, you discover the open kitchen and dining area. These two spaces are cleverly separated, allowing for both social interactions and personal space during cooking and dining. The kitchen comprises of copious base and wall units, an integrated fridge and freezer, integrated dishwasher, eye-level double ovens, hob with stainless steel extractor over, sink and drainer overlooking the garden. The dining area, adjacent to the kitchen, accommodates a generous-sized table, perfect for hosting family meals or entertaining guests. A wonderful conservatory with a pitched roof sits beyond the kitchen, providing yet another comfortable seating area. The conservatory boasts panoramic views of the meticulously maintained gardens, providing an idyllic spot for year-round enjoyment. Across the main hallway another two reception rooms on this floor lend themselves to being a study, games room, playroom, or separate lounge for teenagers. These could instead be used as bedrooms for ground floor step-free living, serviced by a ground floor shower & utility room with WC, wash hand basin, shower cubicle, and space for a washing machine and dryer.

The first floor of this impressive house offers an abundance of space in the form of five impressive double bedrooms. Every one of these bedrooms is designed to provide ample room for personal storage with plenty of space for wardrobes and drawers. Some of these bedrooms offer delightful garden views while others provide a breath-taking vista overlooking the stunning Torbay and its green spaces. Four of the bedrooms on this floor share a beautifully appointed family bathroom. With both a bathtub and a separate shower cubicle, this bathroom caters to every preference. The principal bedroom suite truly stands out on this floor, encompassing a significant portion of the front of the house. Natural light floods this room through dual aspect windows, creating an airy and inviting ambience. The bay window provides an unparalleled view of the sea that is guaranteed to take your breath away. This bedroom includes an ensuite shower room, offering convenience and a touch of indulgence to the occupant.

OUTSIDE

At street level an up-and-over door opens to an impressive garage with space for multiple vehicles, a working mechanical pit, and an additional storage room behind, ideal for storing outdoor equipment, cars, use as a workshop, or a multitude of other purposes. A set of steps lead from the rear of the garage up to the garden with a useful stairlift for sending up items or providing step free access from the garage to the ground floor of the home. Alternatively, a brick-paved driveway winds up to the front door of the home, with space for cars to park at the top. The private rear garden has been charmingly landscaped with patio where the garden meets the conservatory, and steps leading up to a generous area of lawn bordered by mature shrubs and hedges. The views across Torbay can be enjoyed from the garden, as well as from the decked terrace area below. The terrace is adjacent to the sitting room creating a wonderful indoor/outdoor living space, with glorious sea views and a contemporary glass balustrade border.

SERVICES

Mains water, drainage, gas, and electricity, Gas central heating. Standard and Ultrafast Broadband supplied by Virgin Media and Openreach available. Mobile Networks available are EE, O2, Vodafone and Three.

VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Torquay take the A379 road to Paignton which turns into Torquay Road A3022 at the traffic lights do not follow the one way system through the town centre, turn left onto Seaway Road. Turn right onto Marine Drive B3201, at the roundabout take the second exit onto Sands Road. At the next roundabout take the first exit onto Whitstone Road. At the third roundabout again take the first exit onto Dartmouth Road A379, continue to the lights and take the right hand turning into Penwill Way, take the second turning on the right into Wheatlands Road where the property can be found on your righthand side.



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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 268.1 sq m / 2885.5 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1038270)



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