



The Coach House,



**STAGS**



# The Coach House,

Roundham Road, Paignton, TQ4 6DS

Exeter 26 miles Dartmouth 5 Miles Totnes 7 miles

Quietly located in the highly sought-after Paignton Harbour area, just a stone's throw from the beach, this charming coastal home blends historic character with modern comfort.

- Detached Character Harbourside Home
- Sea & Coastal Views
- Two Spacious Reception Rooms
- No Forward Chain
- Three Double Bedrooms - Ensuite to Master
- Large Garage/Workshop & Parking for 2-3 Cars
- Well-Presented Throughout
- Council Tax Band C

Asking Price £625,000

## SITUATION & DESCRIPTION

Quietly located in the highly sought-after Paignton Harbour area, just a stone's throw from the beach, this charming coastal home blends historic character with modern comfort. Originally dating back to 1888, when it was believed to have served as the stables for Singer's House, the property was thoughtfully extended to create a spacious and inviting living space. Boasting characterful accommodation over two floors, this delightful home offers a perfect mix of period charm and contemporary convenience, complemented by sea and coastal views that enhance its appeal. An ideal property for those seeking a unique home in a prime waterfront location.

Paignton is located between Torquay and Brixham in the sheltered and beautiful waters of Torbay, at the very heart of the English Riviera. The town is a lively tourist resort but also has a life of its own which lasts all year round. Its busy town centre has all of the local amenities one would expect including shops, restaurants, bars, train station and theatre, plus the sea front with its promenade, sandy beaches and pier. There is a choice of well-regarded schools in the area including Torquay and Churston Grammar Schools.





## ACCOMMODATION

Welcome to the Coach House, a truly unique and beautifully restored harbourside home, offering an abundance of character and charm. Thoughtfully maintained by its current owners, this bespoke property retains many of its original features, including stunning beamed and vaulted ceilings, elegant feature fireplaces, and attractive wooden flooring, which is believed to have been reclaimed from the stage of a local cinema. Designed to maximize its picturesque coastal setting, the home enjoys an abundance of natural light, with the first-floor living room and master bedroom perfectly positioned to take full advantage of the breath taking sea, beach, and harbour views. The spacious and well-appointed accommodation comprises a welcoming entrance hallway, a stylish downstairs cloakroom, and a contemporary open-plan kitchen with integrated appliances that seamlessly flows into a generous dining room, the perfect spot for the family to come together. The ground floor also features two double bedrooms, one of which benefits from a modern ensuite shower room.

Drift upstairs where you will find the stunning living room which boasts a vaulted and beamed ceiling, stripped wooden flooring, a fitted wood burner that takes centre stage and dual-aspect windows which capture the best of the sea views. The first floor also houses a generous principle bedroom alongside a beautifully designed four-piece bathroom suite, complete with a raised freestanding roll-top bath, ideal after a day on the water or at the beach.

## OUTSIDE

Externally, the property offers fully enclosed stone-walled level gardens, a gated driveway with a large garage/workshop, and additional gravelled parking for two to three vehicles—perfect for those who wish to store a boat, kayaks, or paddleboards. A rare opportunity to acquire a truly characterful home in an idyllic coastal location a stones through from the Harbour and Beach.

## SERVICES

Mains Gas, Water and Electricity, mains Drainage. Standard & Ultrafast Broadband available in the area with Openreach and Virgin Media. Mobile coverage likely with EE and Three.

## LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.  
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

## VIEWING ARRANGMENTS

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 but turn left onto Seaway Road. Turn right onto Marine Drive B3201, at the roundabout take the first exit onto Roundham Road where the Coach House can be found on the right hand side of the road.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6 Vaughan Parade, Torquay,  
TQ2 5EG

torquay@stags.co.uk

01803 200160

Approximate Gross Internal Area = 171.8 sq m / 1848 sq ft  
Garage = 29.2 sq m / 314 sq ft  
Total = 201.0 sq m / 2162 sq ft

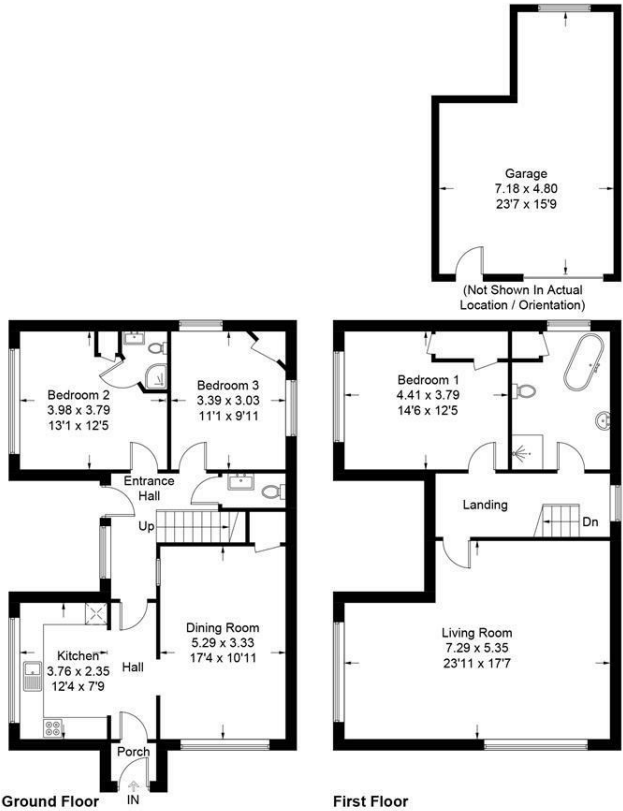


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