



Higham House

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216 Marlton Road, Paignton, Devon, TQ3 3LY



Exeter 22 miles
Totnes 10 miles
Dartmouth 12 miles

**An attractive and substantial
1930's home with far
reaching views set in well
maintained grounds**

- Substantial 1930's Home
- Privately Surrounded by Attractive Gardens
- Far Reaching Views to Moor and Sea
- Huge Garage with Annexe Potential
- 4 double Bedrooms
- 3 Reception Rooms & Large Conservatory
- Driveway Parking
- Internal Viewing a Must

**Offers in excess of
£600,000**



SITUATION

Located on the outskirts of Paignton, this property is ideally situated to access all the local and surrounding area has to offer. Paignton sits between Torquay and Brixham in the sheltered waters of Tor Bay. 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.

Further afield the regional capital of Exeter is now within easy reach thanks to the new South Devon Highway. Exeter's International Airport offers a wide variety of business and leisure destinations within Europe and beyond.

DESCRIPTION

INTERNAL VIEWING is a must to really appreciate all this fabulous property has to offer. On the market for the first time in over 30 years this attractive 1930's property has been well cared for by the current owners. Approached along the leafy Windmill Lane and surrounded by mature level gardens, the property benefits from a high degree of privacy, but is conveniently situated close to the main routes in and out of the area. There are far reaching views from many rooms across the bay to Brixham in one direction, and towards Dartmoor in the other. The ground floor has three reception rooms plus large conservatory, kitchen and utility. To the first floor are four double bedrooms. In addition, linked to the main house by a corridor, is a very large L shaped garage, ideal for a car enthusiast, or subject to planning, could be converted to an annexe.

ACCOMMODATION

The property is entered via the original heavy oak framed and panelled doorway to a leaded light porch, leading on to a generous reception hall with French doors opening to the generous, broadly level gardens. The kitchen and snug are joined by an archway, creating a sociable family area which continues via double doors into the large conservatory overlooking the garden, with double doors to the driveway. The kitchen, with underfloor heating, has a range of cream units above and below the solid wood and granite work surfaces with an under mounted Belfast

sink, there is space for a range style gas cooker with extractor hood over. A door leads to the rear entrance vestibule and across to the utility room with further storage, sink and plumbing for a washing machine. The sitting room is of a good size with windows to three aspects looking over the gardens. The original Minster stone fireplace has an open hearth. The dining rooms is also of a generous size and has a Minster stone fireplace with a gas fire and a lift to the bedroom above.

To the first floor are four double bedrooms and family bathroom with heated floor, shower, corner bath, wash basin, WC and bidet. The master bedroom has fitted wardrobes either side of the bed and an en suite with small bath with shower attachment, wash basin and heated towel rail. Bedroom 2 has a corner window taking in the lovely views towards the moor, an original fire surround, and lift to the dining room. Bedroom 3 has a bay window to the front of the property and hand wash basin. Bedroom 4 has an en suite with corner bath, WC and wash basin. From the landing a door leads to a balcony from where there are lovely views over the gardens and surrounding area to the sea, Brixham and Berry Head. There is also access to a store room.

GARDEN & GROUNDS

The property occupies a large, broadly level plot, affording a high degree of privacy. Gates lead from Windmill Lane to the gravel parking and turning area. The original 2-bay garage with pitched roof and storage has been added to with an expansive garage able to take over 3 cars, complete with a full size pit, and was built to the necessary building regs of the time to facilitate future conversion to an annexe. The current owners tell us that at one time they had up to seven cars in the two garages! There is a level lawn to the side and front with hedging, mature trees and pedestrian gate to Marlton Road. The rear garden gets the best of the sun, and has a level lawn interspersed with mature trees, shrubs and borders plus a paved BBQ/ dining area. There is a further 18' wooden garage at the end of the garden with vehicular access.

SERVICES

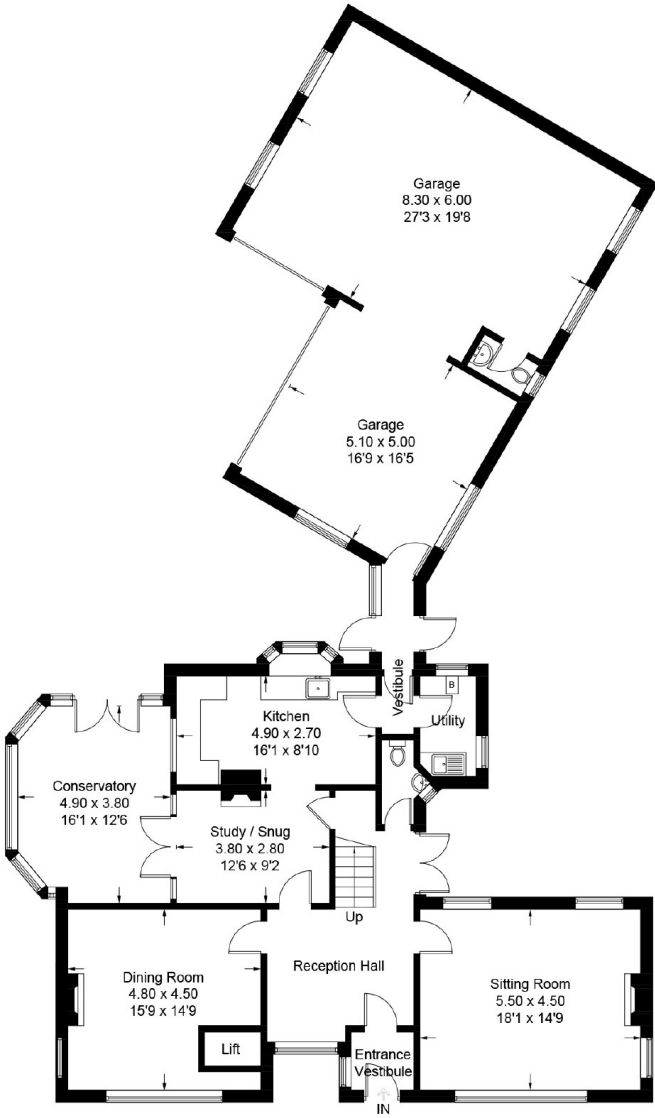
Mains water, drainage, gas and electricity. Gas central heating



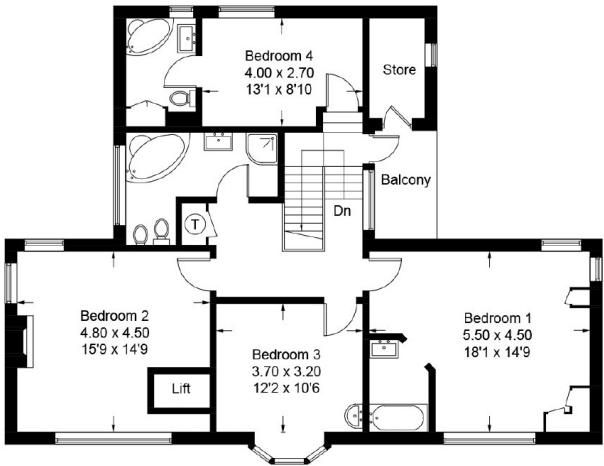
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Approximate Gross Internal Area = 296.4 sq m / 3190 sq ft
(Including Garage / Lift / Store)



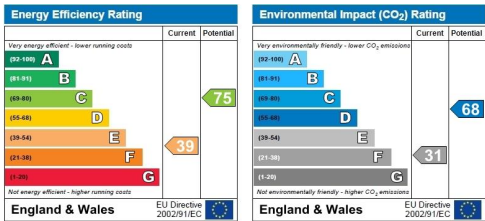
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID398444)

These particulars are a guide only and should not be relied upon for any purpose.



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