



**Connells**

Higher Polsham Road  
Paignton



## Property Description

Guide price £285,000 - £295,000 Connells are delighted to bring to the market this absolutely stunning home, perfectly situated on the level in Preston, offering the ideal balance of comfort, style, and convenience. From the moment you arrive, you will immediately appreciate its enviable position, with coastal walks, local amenities, and excellent transport links all close by. Whether you are looking for a peaceful lifestyle near the sea or a practical home with everything on your doorstep, this remarkable property truly delivers the best of both worlds.

At first glance, the home appears modest and understated from the front, yet this only adds to its charm and sense of surprise. It is wonderfully deceptive, because once you step inside, you quickly realise you are about to experience something very special. The property was originally two separate flats, but it has been thoughtfully and expertly converted into one exceptional residence. The transformation has been carried out with care, vision, and attention to detail, resulting in a home that feels both unique and beautifully cohesive.

This home represents a rare opportunity to acquire a distinctive and beautifully finished property that offers space, style, and convenience in equal measure. It is ideally suited as a first-time purchase, a downsizing option, or a smart investment. With so much to offer and such a high standard throughout, interest is expected to be strong.

## On Approach

The exterior presents a modest and tasteful frontage, creating an inviting first impression while also adding a delightful element of surprise that truly reveals itself once you step

inside. Practicality is also well considered, with off-road parking available for a vehicle and access leading to a charming courtyard garden.

## On Entrance

Upon entering the home, you are immediately struck by the impressive sense of space, light, and thoughtful design. One of the most striking features at first glance is the elegant oak staircase, which acts as a beautiful focal point and sets the tone for the quality and attention to detail that continues throughout the property. The entrance opens into a bright and welcoming interior where the layout flows effortlessly between spaces. High ceilings and abundant natural light combine to create an uplifting and airy atmosphere, enhancing the feeling of openness across the entire ground floor.

The ground level has been carefully designed to complement modern living, placing emphasis on both style and functionality.

## Lounge/Kitchen/Diner

At its heart lies a beautifully presented open-plan kitchen and dining area that forms the social hub of the home. The kitchen itself has been finished to a high specification, showcasing sleek high-level cabinetry, integrated appliances, and generous work surfaces that provide both practicality and visual appeal. There is ample room for a substantial dining table, making this space perfectly suited for family meals, entertaining guests, or simply enjoying everyday living. The impressive ceiling height further enhances the sense of space, allowing the room to feel expansive yet warm and inviting.

Flowing seamlessly from the kitchen and dining area is the main living room, which continues the theme of generous proportions and flexible layout options. This space offers plenty of room for a wide variety of furniture arrangements, ensuring it can adapt effortlessly to different lifestyle needs. Whether used as a cosy retreat for relaxing at the end of the day or as an elegant environment for hosting visitors, the room maintains a welcoming and comfortable ambiance.

### Inner Hallway

Moving further into the property, an inner hallway provides convenient access to the cellar, offering valuable additional storage that enhances the practicality of the home.

### Study Area

Continuing along, you enter a versatile study area that adds another dimension of flexibility to the layout. This room is ideal for those working from home, enjoying a quiet reading space, or requiring an adaptable multi-purpose area. From here, you also benefit from direct access to the delightful courtyard garden.

### Utility & Cloakroom

A separate utility room and a conveniently positioned cloakroom area, thoughtfully designed to cater for everyone's needs. These practical additions enhance everyday functionality, ensuring the home remains organised, efficient, and perfectly suited to modern family living.

### Courtyard Garden

The courtyard garden itself provides a private and peaceful outdoor retreat, perfectly suited for morning coffee, alfresco dining, or simply enjoying fresh air in a low-maintenance setting. It offers a pleasant extension of the

living space, combining comfort and practicality while maintaining an intimate and tranquil atmosphere.

### First Floor Landing

Ascending the elegant staircase to the first floor, the high standard of renovation continues to impress.

### Bathroom

The family bathroom has been beautifully designed with a contemporary suite that balances style and practicality. Modern fixtures, sleek finishes, and a refined aesthetic create a space that feels both functional and luxurious, catering comfortably to the needs of modern family living.

### Master Bedroom & Ensuite

The master bedroom is a true highlight of the property, offering a spacious and light-filled environment that easily accommodates a full range of bedroom furnishings while maintaining a calm and uncluttered feel. Its accompanying ensuite bathroom is finished to an exceptional standard, featuring modern fittings and elegant design touches that create a sense of everyday indulgence and comfort.

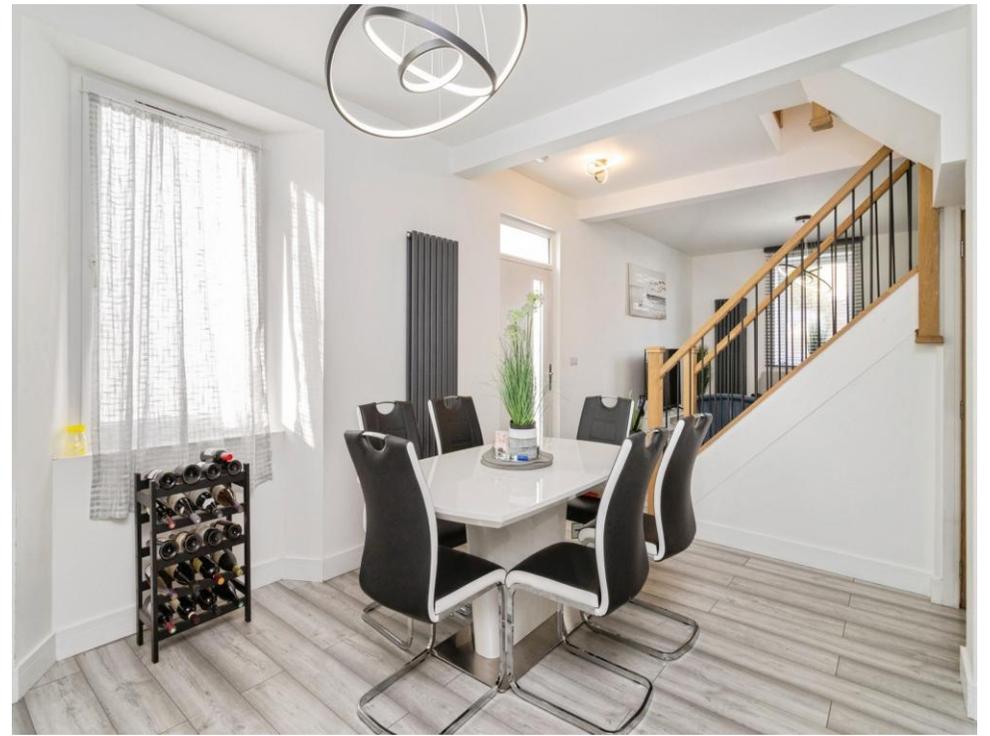
### Second Bedroom

The second bedroom is also a generously sized double, making it ideal for family members, visiting guests, or even as an additional workspace if required. Its versatility ensures that it can adapt easily to suit changing needs over time.

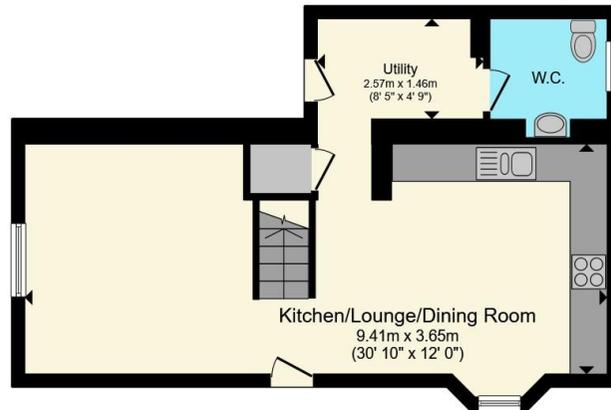
### Summary

Throughout the entire home, the attention to detail and high-quality renovation are evident in every room. The property has been thoughtfully modernised while still retaining character, resulting in a living environment that feels both contemporary and welcoming. Every aspect has been carefully considered to create a cohesive, stylish, and highly functional home.

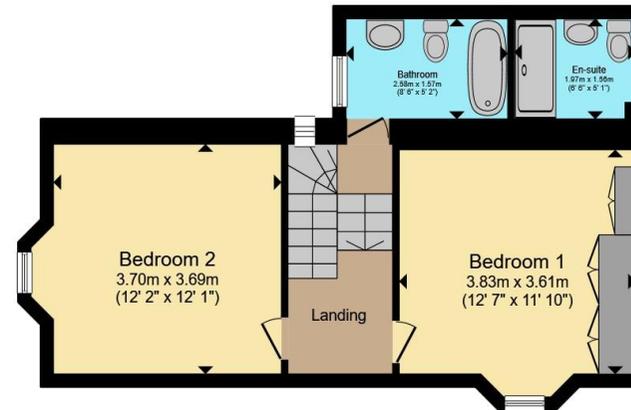








**Ground Floor**



**First Floor**

Total floor area 89.8 m<sup>2</sup> (967 sq.ft.) approx

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 Band: B

Tenure: Freehold

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