

## Priory Road, Dawlish, EX7 9JF



An elegant Grade II listed detached residence, ideally positioned just moments from the town centre, enjoying breath taking views across Dawlish towards the sea and surrounding countryside. Currently operating as a successful Bed & Breakfast, the property offers generous and versatile accommodation, ample off-road parking for multiple vehicles, and a private enclosed garden. Tenure: Freehold. Council Tax Band: G. EPC: D

£850,000

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## Location

Lammas Park House is situated in the heart of Dawlish, just a few hundred yards from the sea, amenities and mainline railway station. Dawlish is renowned for its attractive central lawned park, complete with a picturesque watercourse and the famous black swans that inhabit the Dawlish Water, all just a short stroll from the property. A good selection of local shops, including a supermarket, are within easy walking distance, along with a range of everyday amenities and facilities. A leisure centre and swimming pool are also nearby. For convenience, the location is hard to surpass. The neighbouring coastal town of Teignmouth is approximately 3 miles away, with the charming village of Shaldon a further mile beyond. The cathedral city of Exeter lies approximately 10 miles away. The property is also conveniently located close to the mainline railway station, offering direct services to London Paddington in approximately 2¾ hours.

## Accommodation

Believed to date from circa 1820, this charming property retains a wealth of character and period features synonymous with its era. The current owners have successfully operated the property as a high-quality Bed & Breakfast, and it continues to offer excellent potential for further business development if desired. Alternatively, the accommodation could be reconfigured to create a substantial private

residence, ideally suited to multi-generational living. Entry to the property is via an entrance vestibule, opening into a welcoming reception hall featuring an attractive staircase. To the front of the property is an impressive reception room, currently utilised as a dining room for the business, but equally well suited as a spacious and elegant sitting room. The ground floor also offers a double bedroom with en-suite facilities, along with a useful walk-in airing cupboard. To the rear, there is a generous kitchen/breakfast room, complemented by a separate preparation kitchen, utility area, and rear porch, providing practical and versatile space for both residential living and business use. On the first floor is an impressive double bedroom with double doors opening to the vast en-suite shower room. There is access to a sitting room and double bedroom with en-suite, currently used as the owners private accommodation. It is also has access via a staircase from the breakfast room. On the second floor is another impressive double bedroom with vast en-suite shower room and a further double bedroom with en-suite. On the top floor are two double bedrooms with en-suite bath/shower facilities and a separate WC. Finally, one of the most memorable rooms is the room often referred to as the Observatory as it offers 180 degree, uninterrupted views over the town towards the sea and beautiful nearby countryside.





### **Outside**

To the side of the property is a private enclosed courtyard with raised pond, store sheds and raised garden walkways. Opposite the property is an additional area of garden which offers a secluded suntrap with established shrubs and a small area of lawn.

### **Parking**

There is space for parking two small vehicles within the courtyard. In addition there is a large gravelled area on the opposite side of the road with space for approximately 8 vehicles.

### **The Business**

The property has been run as a successful lifestyle bed and breakfast business by the present and previous owners with many repeat customers. They currently utilise 4 of the 5 en suite bedrooms and close for 3 months of the year so there is scope to grow the business if desired.





**TOTAL FLOOR AREA : 378.8 sq.m. (4077 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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