



Connells

The Clydesdale Polsham Park
Paignton



Property Description

Clydesdal House also offers a superb opportunity to be reconfigured as a substantial full residential home, perfectly suited to modern family living or multi-generational occupation. Its generous proportions, flexible layout, and existing separation of spaces allow for a seamless transition from guest house to an impressive private residence.

The current arrangement already provides multiple reception areas, a large kitchen, and up to eight bedrooms, giving buyers the freedom to create a truly bespoke home tailored to their needs. The self-contained owner's accommodation is ideal for extended family members, independent living for older relatives, or even future annex potential, while the remaining rooms can be easily adapted into additional bedrooms, home offices, playrooms, or hobby spaces.

The property's layout naturally lends itself to zoned living, allowing different generations to enjoy privacy while still sharing communal areas. The spacious lounge, dining room, and kitchen provide excellent spaces for family gatherings and everyday life, while the number of bedrooms ensures flexibility for growing families.

Externally, the private courtyard garden offers a low-maintenance outdoor retreat, perfect for relaxing or entertaining. Off-road parking further enhances its practicality for a busy household.

With its prime location close to the seafront, local amenities, and schools, this is a rare chance to secure a sizeable and adaptable home.

Ground Floor

The ground floor offers a well-proportioned guest lounge, a bright and comfortable space with pleasant views over the front aspect, ideal for guests to relax and unwind. Adjacent is the breakfast room, featuring a charming bay window and a dedicated serving area, perfectly designed for hosting guests in a sociable and welcoming environment. The nearby kitchen is both practical and stylish, fitted with a range of appliances and centred around a functional island, making it equally suited for family use or catering purposes. A portion of this space has also been cleverly adapted to accommodate an office and CCTV hub, demonstrating the property's thoughtful design and operational efficiency.

Also located on the ground floor are two letting rooms, each offering comfort and privacy. One benefits from a private courtyard garden, providing a unique and desirable feature for guests, while the other is a well-appointed double room with en-suite facilities.

First Floor

The first floor continues to impress, with five further guest bedrooms, all thoughtfully designed and individually arranged to provide comfortable accommodation. Each room includes en-suite facilities, ensuring convenience and privacy, while a variety of room sizes allows for flexibility in catering to different guest requirements. This level also includes additional storage and WC facilities, supporting the smooth operation of the business.

A particularly notable aspect of Clydesdale Guest House is the self-contained owner's accommodation, which offers a high degree of independence and comfort. Accessible either from the main property or via its own private entrance, this space is ideal for those seeking a clear separation between work and home life. It comprises a bedroom, a family shower room, and a generous sitting room with an attractive L-shaped layout. This living area is filled with natural light from skylights and windows overlooking the garden, creating a bright and tranquil retreat. Furthermore, additional storage rooms present an opportunity for reconfiguration, potentially allowing for the creation of an extra bedroom, making it ideal for extended family or multi-generational living.

Outside

Externally, the property continues to deliver. To the front, there is off-road parking for approximately four to five vehicles, a valuable asset for both residential use and guest accommodation. To the rear, a charming walled courtyard garden provides a private and sheltered outdoor space, perfect for relaxation or entertaining. The garden also features a workshop and a covered sunroom, enhancing its versatility and appeal. Additional covered storage areas further add to the practicality of the space.

Business Perspective

From a business perspective, Clydesdale Guest House represents an outstanding turnkey opportunity. Successfully operated by the current owners since 2017, the business has been carefully developed and maintained to a high standard, earning an excellent reputation reflected in outstanding guest reviews, including a 5-star TripAdvisor rating and a 9.8 score on Booking.com. The business benefits from a loyal base of returning guests while continuing to attract new visitors year after year.

Importantly, the current owners have chosen to operate the business on a seasonal basis, trading for approximately seven months of the year. This approach offers an appealing work-life balance but also highlights the clear potential for increased income should new owners wish to extend trading periods or expand operations further.









Ground Floor



First Floor

Total floor area 273.8 m² (2,947 sq.ft.) approx

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Tenure: Freehold

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