



Connells

Upper Morin Road
Paignton



Property Description

Set along a pleasant residential road in Lower Preston, this striking 1930s semi-detached house stands as a testament to time, care, and family life well lived. For a number of decades, it has been cherished by its current owners, lovingly maintained and thoughtfully improved, evolving with the needs of a growing family while retaining the warmth and character that makes a house feel like a true home. Now, for the first time in many years, this beautiful property comes to market, ready to welcome a new family and begin its next chapter. With four bedrooms, three reception areas, two en-suites, a family bathroom, downstairs cloakroom, gardens, and parking for 5–6 vehicles, this home offers exceptional space and versatility. Above all, what truly sets this home apart is not just its size or features, but the feeling it carries — the sense of decades of care, warmth, and pride of ownership. This is not simply a house; it is a home that has been deeply loved, and now stands ready to offer the same to its next owners.

On Approach

From the moment you arrive, the home makes a confident first impression. The frontage offers generous off-road parking for several vehicles, framed by well-stocked borders filled with mature shrubs and plants that soften the scene and hint at the care invested over the years. A sense of space and privacy immediately sets it apart, while the classic proportions of a 1930s build promise generous accommodation within.

Step Inside

Stepping through the leaded obscure glass front door, you enter the entrance porch, a practical buffer from the outside world. Beyond this, the wooden door opens into the main entrance hallway, where oak block flooring stretches beneath your feet, grounding the space with warmth and quality. Picture rails, textured ceilings, and solid radiators reflect the era of the home, while the natural flow of the layout immediately feels welcoming and intuitive. This is a hallway that has greeted countless visitors, school mornings, and family milestones.

Dining Room

To the front of the house, the dining room sits proudly within a bay window, flooded with natural light. Pine block flooring adds character, while the living flame gas fireplace with decorative tiled inset and wooden mantel creates a focal point around which many family meals and celebrations have undoubtedly taken place. This room carries a quiet elegance, equally suited to formal entertaining or everyday dining.

Lounge

Across the hallway, the living room offers a more relaxed atmosphere. French doors open out to the front garden, drawing light into the space and creating a seamless connection with the outdoors. The proportions are generous yet cosy, enhanced by coving, picture rails, and a second living flame gas fire that has no doubt warmed many winter evenings. With a dimmer switch to soften the lighting, this is a room designed for comfort, conversation, and calm.



Kitchen

At the very heart of the home sits the kitchen, a space that has long been the backdrop to everyday family life. Carefully designed to balance practicality with warmth, it has served as a place where meals are prepared, conversations unfold, and the day naturally comes together. A comprehensive range of built-in appliances caters effortlessly for the demands of modern family living, ensuring everything needed for daily routines is close at hand. From busy weekday breakfasts to relaxed weekend cooking, this kitchen has been a constant hub of activity, connecting seamlessly with the surrounding rooms and reinforcing its role as the true centre of the home.

Utility Area

Beyond the kitchen lies the utility area, a hardworking and often underappreciated space that adds significant practicality. With plumbing for a washing machine, additional work surfaces, shelving, and access to the rear garden, it keeps everyday chores neatly tucked away.

Bedroom & Ensuite

Completing the ground floor accommodation is bedroom four, a generously sized and versatile room overlooking the rear garden. With extensive fitted wardrobes and direct access to a private en-suite shower room, this space has clearly adapted beautifully over time — ideal as a guest suite, ground-floor bedroom, or even a principal room for multi-generational living. The en-suite is fully tiled and fitted with a modern three-piece suite, offering comfort and independence.

First Floor Landing

Upstairs, the half landing and first-floor landing continue the sense of light and space, with windows to the side and rear and access to the loft. The thoughtful layout ensures every room feels connected yet private.

Master Bedroom

The principal bedroom sits to the front of the house, a calm and well-proportioned retreat. Built-in wardrobes, picture rails, and an en-suite shower room make this a space designed for relaxation and ease. The en-suite features a walk-in shower, tasteful tiling, and concealed lighting, reflecting careful attention to detail.

Two Further Bedrooms

Two further bedrooms complete the first floor, both generous in size and filled with natural light. Bedroom two overlooks the front, while bedroom three looks to the side and benefits from fitted wardrobes and additional storage. These rooms have clearly grown with the family over the years, flexible enough to serve as children's rooms, guest spaces, or home offices.

Bathroom

The family bathroom completes the accommodation, fitted with a white suite, electric shower over the bath, and tasteful tiling. Practical and well maintained, it serves the household with ease.

Outside

Outside, the rear garden offers a private and tranquil setting. A patio area with pergola creates an inviting space for outdoor dining and entertaining, leading onto a level lawn bordered by fencing and mature planting. This is a garden that has been enjoyed through the seasons — from summer gatherings to quiet moments of reflection. A wooden shed provides storage, while the enclosed nature of the garden makes it ideal for children or pets.









Total floor area 142.7 m² (1,536 sq.ft.) approx
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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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