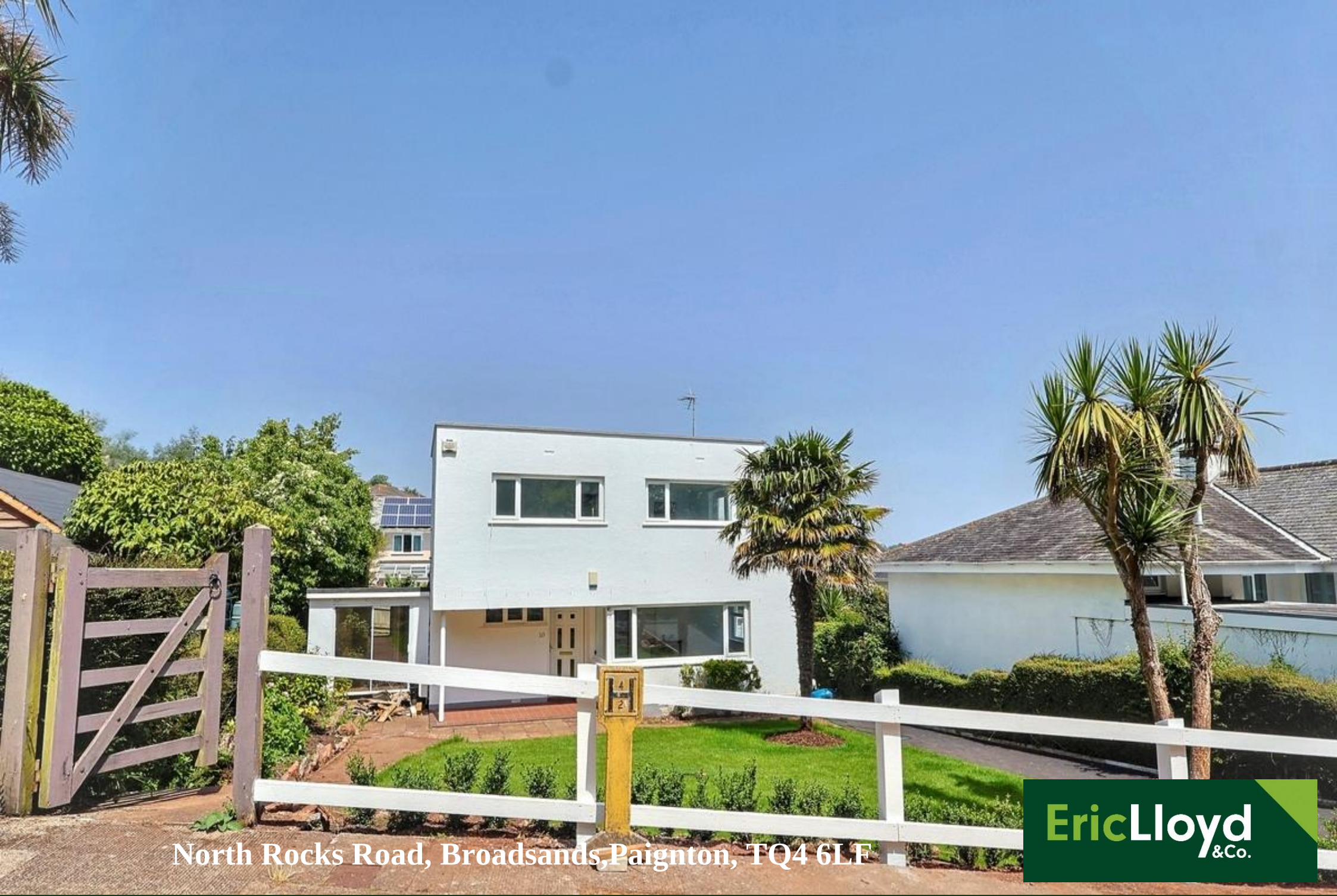


North Rocks Road, Broadsands,Paignton, TQ4 6LF

EricLloyd &Co.





£445,000 Freehold

“A spacious property with huge potential situated in the highly sought after area of Broadsands”.

STAMP DUTY PAID Occupying a highly desirable position on North Rocks Road, one of Broadsands’ most sought-after residential addresses, this distinctive **THREE BEDROOM DETACHED** residence presents a rare opportunity to acquire a home of considerable architectural significance and future potential.

The property is one of only seven original houses constructed as part of the prestigious Broadsands development and was designed in the 1930s by the renowned Swiss-born American modernist architect William Lescaze, whose innovative approach to residential architecture remains highly regarded today.

Set within a peaceful no-through road, the property enjoys a tranquil setting while benefiting from exceptional convenience. Broadsands Beach, with its golden sands and sheltered waters, is within easy walking distance, as is the picturesque South West Coast Path, offering spectacular coastal walks and panoramic sea views. Everyday amenities are readily accessible at nearby Churston Broadway, where residents will find a convenience store, pharmacy, sub-post office and library, together with regular bus services providing easy connections to both Paignton and Brixham town centres.

The house itself is notable for its striking appearance, abundance of natural light and retained original character features. Having been refreshed in recent years and newly carpeted throughout, it provides comfortable accommodation that is ready to enjoy while also offering exciting scope for modernisation and enhancement to suit individual tastes and requirements.

The well-proportioned accommodation is thoughtfully arranged and benefits from a number of double-aspect rooms, creating a bright and airy atmosphere throughout. The welcoming living room flows through a sliding door into a generously sized dining room, making it an ideal space for both family living and entertaining. The fitted kitchen leads directly to a useful garden room, complemented by a ground-floor cloakroom/W.C. To the first floor are three spacious double bedrooms, many enjoying attractive sea and coastal outlooks, together with a family bathroom/WC.

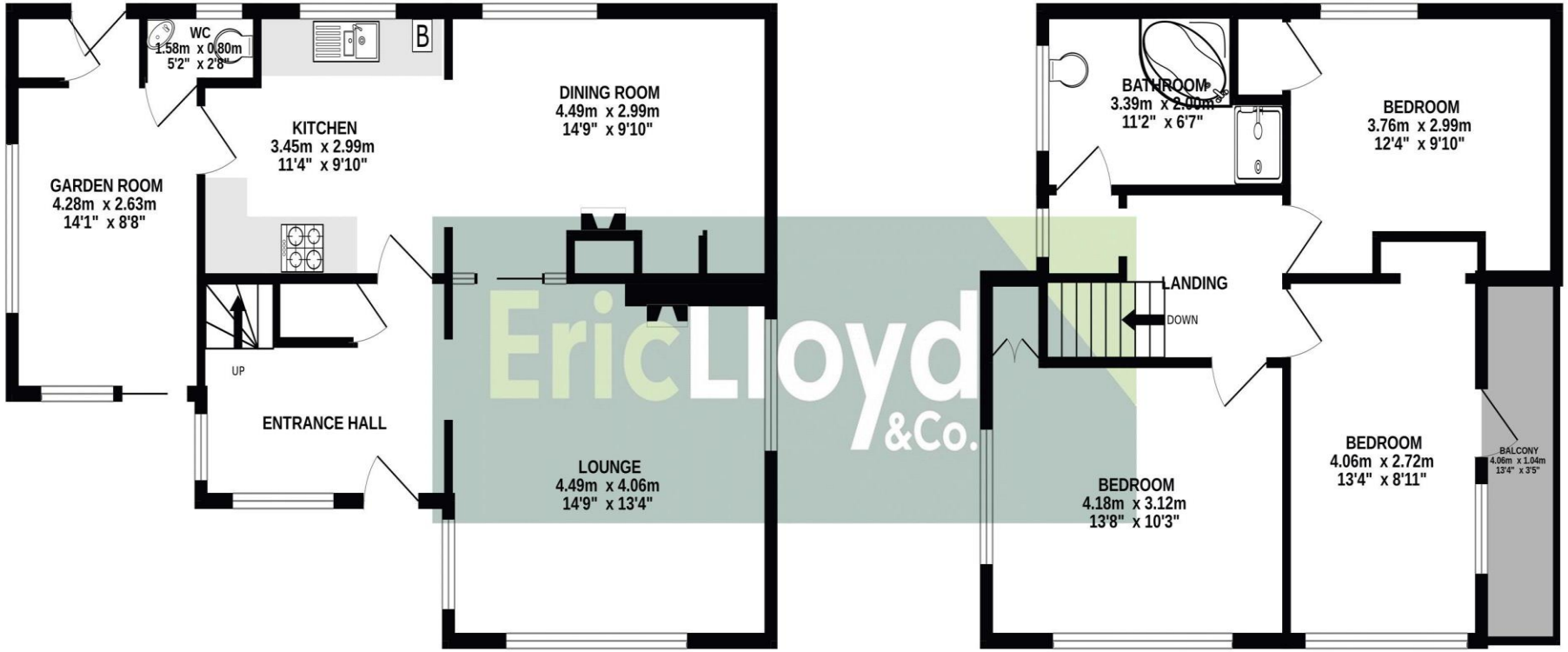
Externally, the property is surrounded by mature gardens which provide a pleasant setting and opportunities for further landscaping. A long private driveway offers ample off-road parking and leads to a detached single garage.

Of particular note is the property's significant development potential. Planning permission was granted in 2007 for substantial ground and first-floor extensions, creating the possibility of transforming the house into a much larger five-bedroom, four-reception-room family home, should additional accommodation be desired (Planning Reference: P/2006/1871).

Combining architectural heritage, a superb coastal location, sea views and exciting future possibilities, this exceptional home represents a rare and highly appealing opportunity in the heart of Broadsands. Internal viewing is strongly recommended to fully appreciate everything this unique property has to offer.

GROUND FLOOR
61.0 sq.m. (657 sq.ft.) approx.

1ST FLOOR
49.4 sq.m. (531 sq.ft.) approx.



TOTAL FLOOR AREA : 110.4 sq.m. (1188 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and mobile phone reception is average. The property is connected to mains services. Please note that Stamp Duty is paid up to the value of £12,500.00 and the property needs to have completed by March 2027.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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