



**Connells**

St. Andrews Road  
Paignton



## Property Description

Charming 10-Bedroom Character Home with Extensive Parking & Mature Gardens in the Highly Desirable Roundham Area

Set within the ever-popular Roundham area—one of Paignton's most sought-after coastal neighbourhoods—this impressive 10-bedroom detached residence presents a rare and exciting opportunity for those seeking a property with space, versatility, and potential. Perfectly positioned just a short stroll from the beach, harbourside, and an excellent selection of cafés, restaurants, and local amenities, the home combines the charm and scale of a bygone era with endless possibilities for modern living.

Formerly operated as a hotel, the property unfolds over three expansive floors and retains many of its original character features. Its generous footprint, multiple reception rooms, and numerous en-suite bedrooms make it an ideal candidate for a spacious family home, boutique guest house, multi-generational living solution, or coastal investment venture. The sense of scale is immediate from the moment you arrive, enhanced further by the extraordinary amount of private parking—a true luxury in this coveted location.

## Ground Floor

The ground floor offers a wealth of living space rarely found in properties of this kind. Five reception rooms create flexibility for entertaining, relaxing, working, or hosting guests. A formal living room provides a welcoming, elegant space with plenty of room for gatherings, while a cosy snug offers a more intimate retreat for quieter evenings. A dedicated study is ideal for those working from home or seeking a private reading room.

The large dining room is perfectly suited for family meals or entertaining on a grander scale, with ample room for a full dining suite. To the rear, a bright and inviting conservatory opens directly onto the garden, creating a seamless connection between indoor living and the outdoors. Filled with natural light, it offers the perfect spot to enjoy morning coffee, afternoon sunshine, or relaxed evenings overlooking the greenery.

The heart of the home is the generous kitchen/breakfast room. Well-positioned at the rear of the property, it enjoys views over the mature garden and provides a sociable space for everyday meal preparation and casual dining. Its size and layout offer excellent potential for a modern redesign, allowing new owners the opportunity to create a contemporary, open-plan kitchen suited to their lifestyle and aesthetic preferences.

Completing the ground floor is a desirable bedroom and bathroom, ideal for guests, extended family members, or those in need of accessible ground-floor living. This thoughtful layout further enhances the home's suitability for multi-generational occupancy or flexible future use.

## Bedrooms & Ensuites

The first and second floors are dedicated to the property's extensive bedroom accommodation. In total, ten bedrooms provide an exceptional level of space for family, visitors, or business guests. The majority benefit from en-suite shower rooms, offering privacy and convenience—an invaluable asset for anyone considering a guest house or holiday-let venture.

The rooms vary in size and outlook, with many enjoying views over the gardens or the surrounding Roundham neighbourhood. High ceilings, large windows, and original features add character to the bedrooms, while the overall layout provides flexibility for future reconfiguration should a new owner wish to adapt the space into fewer, larger suites or incorporate additional living or leisure rooms.

## Gardens

Set within generous grounds, the property enjoys mature gardens to both the front and rear. The rear garden, in particular, provides a peaceful and private outdoor sanctuary, complete with established planting, lawned areas, and space for outdoor dining or entertaining. Whether enjoyed as a serene personal retreat or developed into landscaped grounds for guests, the garden offers great potential and year-round interest.

The front garden is equally inviting, setting the tone on arrival and providing a flourish of greenery in this highly desirable coastal setting.

## Garage & Parking

One of the standout features of this property is its extensive private parking. The driveway comfortably accommodates at least ten vehicles—an exceptional asset in the Roundham area, where parking is often limited. This makes the home particularly appealing for anyone considering commercial or semi-commercial use, or simply for larger families and those who enjoy hosting.

A detached garage provides additional storage, work space, or potential for conversion—another appealing option for future development, subject to consents.





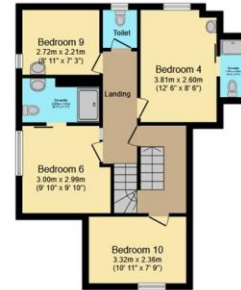




**Ground Floor**  
Floor area 172.9 sq.m. (1,861 sq.ft.)



**First Floor**  
Floor area 92.0 sq.m. (990 sq.ft.)



**Second Floor**  
Floor area 52.1 sq.m. (561 sq.ft.)



**Garage**  
Floor area 15.1 sq.m. (163 sq.ft.)

**Total floor area: 332.1 sq.m. (3,575 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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EPC Rating: E Council Tax  
Band: F

Tenure: Freehold

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