



**JOHN COUCH**  
THE ESTATE AGENT

Clonmore 280 Dartmouth Road  
Paignton Devon  
**£865,000 Freehold**



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Paignton Devon TQ4 6LH

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An attractive and spacious single storey home that has been renovated and extended to provide immaculately presented accommodation, some sea views, level gardens, double garage and driveway parking

- Single storey residence ■ Some sea views ■ 2/3 bedrooms
- Principal suite with bathroom and dressing room ■ Family bathroom
- 2/3 reception rooms ■ Kitchen ■ Utility room ■ Conservatory
- 2 Cloakrooms WC's ■ Wrap-around gardens ■ Double garage ■ Large loft

#### FOR SALE FREEHOLD

Set back from the road in a privileged setting, Clonmore is a spacious single storey home with some bay views that has been re-imagined from its 1930's origins to provide a high quality home with excellent accommodation that seamlessly blends period features with modern day amenities. The gardens wrap around the house and are mostly level with green hedges providing a good degree of privacy. A large loft offers excellent storage and a double garage and large driveway allow for parking of multiple cars.

#### LOCATION

Dartmouth Road is a sought after coastal location within walking distance to the popular beach at Broadsands and easy access to the South West Coastal Path. Excellent local facilities can be found at nearby Churston Broadway which include a post office/general store, chemist, café and library. Further shops are located at Cherrybrook.

Further facilities are available in the nearby village of Galmpton including a post-office/shop, GP surgery and a well-regarded village pub.

There are many schools in the vicinity with a grammar school being located at Churston Ferrers (subject to admissions policy) along with a farm shop, golf course that has amazing coastal views and a heritage railway station servicing the Dartmouth Steam Railway.

Nearby are an excellent range of supermarkets, home stores and the South Devon College with the ring-road allowing quick access to Totnes and Newton Abott.

Buses run to Brixham in the east and Paignton and Torquay in the west with a service also running to Kingswear where a passenger ferry links to Dartmouth.

#### INTERIOR

The original front doors open to a lobby with a further door opening to a large hallway which perfectly displays the quality and size of the accommodation and beautifully showcases the period charm that this house has to offer.

To the left side the attractive sitting room is dominated by a large bay window which allows an abundance of natural light to flow and frames views across the lawned gardens into Tor Bay and over the surrounding area.

Immediately across the hallway is another large reception room with a square bay that frames similar views to the principal sitting room.

Returning to the entrance hall a door opens to the inner hallway where the principal bedroom suite can be found to the left side.

VIEWING BY APPOINTMENT ONLY

This superb group of rooms comprises a fitted dressing room, a superb contemporary bathroom with bath and double width walk-in shower and a large bedroom with further fitted wardrobes. This desirable room has a large bay window from which views of Brixham Breakwater can be seen. This overlooks the front garden with patio doors opening to the decked terrace and rear garden. The overall effect is of a lovely retreat that invites peaceful relaxation.

The second bedroom has attractive fitted furniture and has views over the side garden. Across the hallway is a family bathroom with large walk-in shower WC and contemporary basin. There is an additional Cloakroom/WC and two hallway cupboards provide excellent storage.

To the rear of the house the kitchen is a large room which has been fully fitted with an extensive range of wall and base units with a contrasting countertop wrapping around to provide a breakfast bar for casual dining and for more formal dining there is an adjacent dining room. From the kitchen a door opens to the utility room which houses the boiler and provides space and plumbing for laundry appliances. There is a door to the front of the house and another door to the garage. Completing the accommodation is a Cloakroom/WC and a small conservatory that opens to the rear garden and is used as a home office.

## **OUTSIDE**

From Dartmouth Road gate piers mark the driveway that leads to the front of the house where there is a turning and parking area and access to the double garage.

Shallow steps rise to the front terraces where views of the bay and morning sunshine can be enjoyed. The principal garden lies to the front of the house where established hedging provides a good deal of privacy and the mainly level lawn is kept in trim by an ingenious robotic lawn mower. The gardens wrap around the side of the house to the rear where there are alternative spots to enjoy any available sunshine including a decked area that is positioned to catch the last rays of sunshine of the day. The double garage provides superb parking and storage and to the rear is a separate storage room which is ideal for garden paraphernalia.

## **AREA**

Paignton is set within a large sheltered bay on the stunning South Devon Coast, between the towns of Torquay and Brixham, the area is dotted with sandy beaches and coastal footpaths that lead to hidden coves. The English Riviera towns all have level seafront esplanades that flow around the coast where restaurants, bars and hotels dot the waterfront offering the opportunity to enjoy some fine locally caught seafood. The nostalgic elements of this bygone age, such as period architecture, the famous piers and breakwater, iconic palm trees, beach huts and sandy beaches are well preserved and provide a timeless element that now blends seamlessly with new contemporary architecture.

Once the sun sets, the enticing waterfront illuminations in Tor Bay, bring the waterfronts to life and there is a choice of live music venues, multiplex cinemas and theatres where varied live entertainment is performed throughout the year.

The area offers a range of activities and year round events including the Agatha Christie Festival and it is also blessed with a choice of land and water based sporting opportunities. The English Riviera towns all have a good range of shops and galleries with further facilities located at out of town shopping parks.

There are many beaches and coves to explore within the bay, some are peaceful havens for relaxing and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay.

## **COMMUNICATIONS**

Excellent communication links include local bus services and nearby inter-city railway stations at Torquay, Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth, with the international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, gas and electricity are all connected, subject to the necessary authorities and regulations. Private drainage. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND F** (Payable Torbay Council 2024/2025 £3225.23)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)







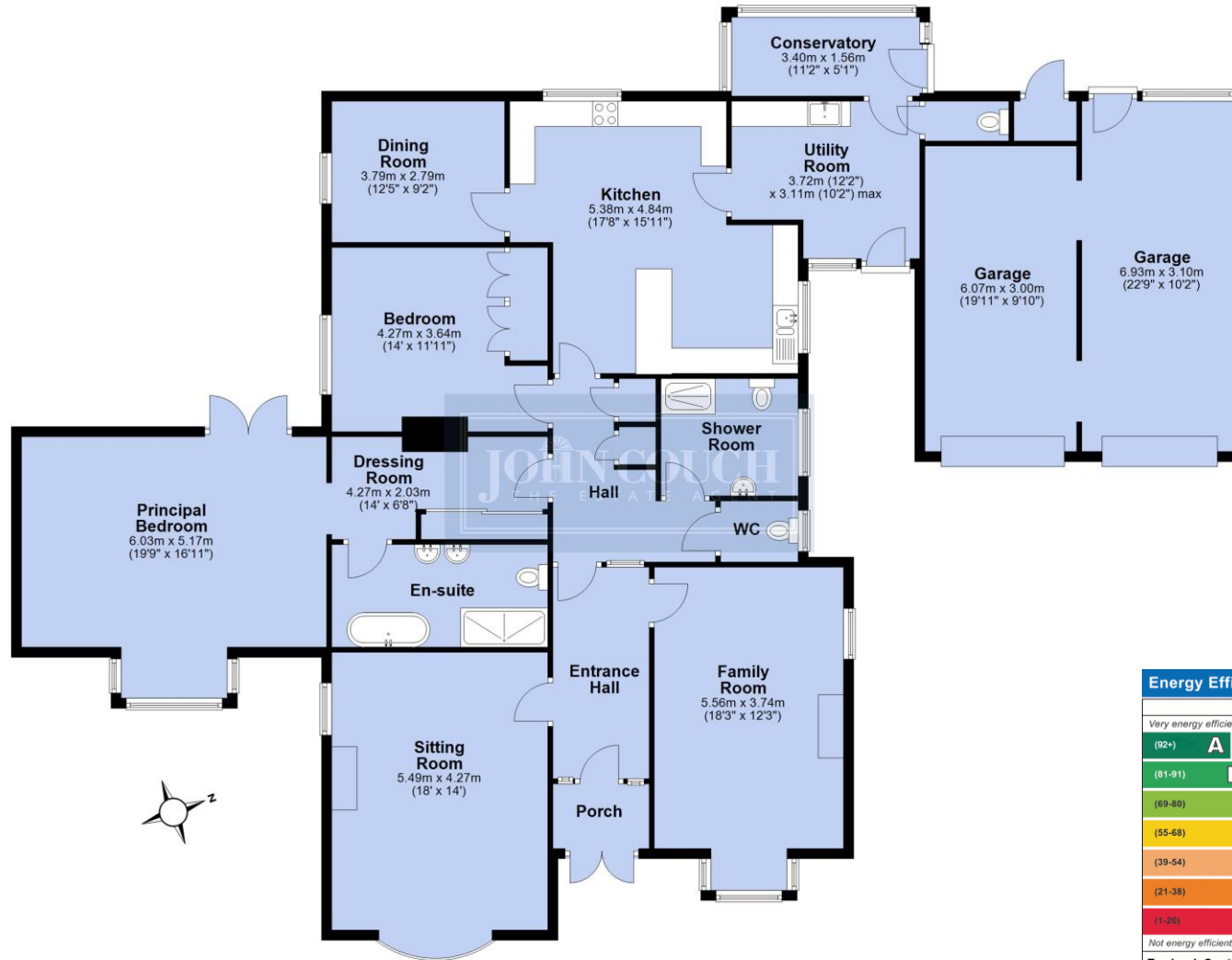








**Ground Floor**  
Approx. 224.9 sq. metres (2421.2 sq. feet)



Total area: approx. 224.9 sq. metres (2421.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.