



Clennon House

Clennon Summit, Paignton, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented detached family home with five bedrooms, landscaped gardens and far-reaching sea views

An impressive, 1930's detached home with stunning sea views, set in a highly sought-after position in the town of Paignton. With the town centre less than a mile away and beautiful Goodrington Beach a similar distance, the property is ideally located to take advantage of this popular coastal location.



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



LARGE GARDEN



FREEHOLD



COASTAL TOWN



3,360 SQ FT



**GUIDE PRICE
£1,350,000**



The property

Clennon House offers light, airy and flexible accommodation extending to just over 3,300 sq ft. The property provides five bedrooms and spacious reception rooms, all of which benefit from a southeast-facing aspect, overlooking the beautiful rear garden with elevated views across Tor Bay.

A bright and welcoming reception hall leads through to the main ground-floor reception rooms which comprise a generous 25ft drawing room which features a fireplace and a dual aspect allowing for plenty of natural light. There is also a formal dining room with a fireplace and door onto the outside terrace, while at the rear, the sunny orangery provides further space in which to relax or entertain with French doors that open onto an additional patio terrace. The well-equipped kitchen has sleek, curved modern units, a central island and a range cooker, while the utility room provides further space for household storage and appliances. The property benefits from an en suite double bedroom on the ground floor providing versatile accommodation with a cloakroom also located on this floor.

Upstairs there are a further four double bedrooms, all of which overlook the rear garden and enjoy excellent sea views. The principal bedroom has a private balcony, dressing room and en suite shower room, while one further bedroom also benefits from en suite facilities. The first floor also has a family bathroom with a separate shower unit.

Outside

At the front of the property, a gravel forecourt provides plenty of parking space for several vehicles, as well as access to the integrated double garage for further parking or storage and workshop space. The large landscaped rear garden benefits from a southeast-facing aspect which welcomes plenty of sunlight throughout the day. The garden includes patio areas for al fresco dining and entertaining, rolling lawns, an ornamental pond, surrounding flowerbeds filled with established shrubs and colourful flowering perennials as well as a greenhouse. The garden also provides a vantage point for taking in the exceptional views out across Tor Bay.



Location

The property is in a desirable position in the popular coastal town of Paignton within the English Riviera, also known as Torbay. The seaside towns of Paignton, Torquay and Brixham make up Torbay which offers a wealth of amenities, including an excellent range of shops, supermarkets, restaurants and cafés. There is a good choice of schools in the area, including the outstanding-rated school Oldway Primary School, while nearby Torquay has the outstanding-rated, Torquay Girls Grammar School and Torquay Boys Grammar School. Nearby Churston Ferrers also offers a well regarded mixed grammar school. For leisure, the beautiful Devon coastline is easily accessible for sailing and water sports, while the stunning Dartmoor National Park is also within easy reach, offering plenty of walking, cycling and riding routes. The nearby A380 offers excellent road connections north towards Exeter and the M5, or west towards Plymouth. Paignton also offers direct rail services to London Paddington, taking just under 3.5 hours.

Distances

- Paignton mainline station 1.2 miles
- Brixham 3.1 miles
- Dartmouth 5 miles
- Totnes 6.2 miles
- Newton Abbot 7.5 miles

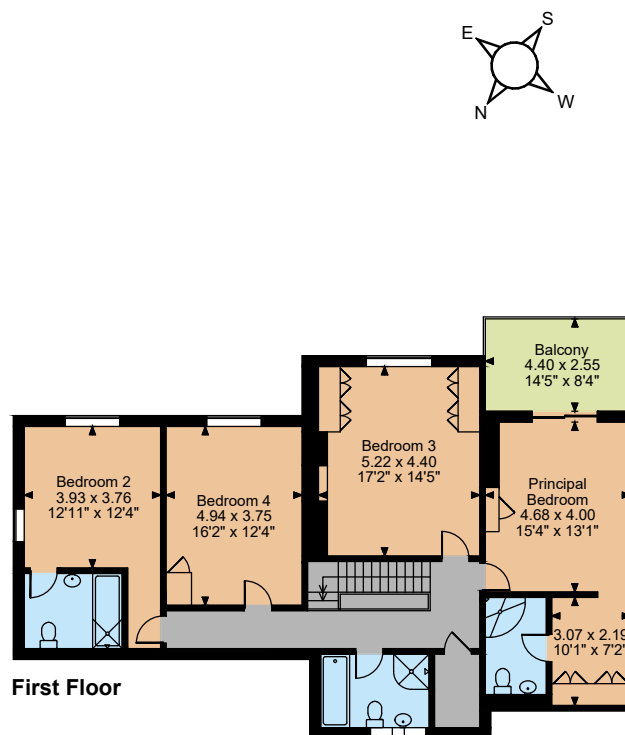
Nearby Schools

- Galmpton C of E Primary School
- Oldway Primary School
- Preston Primary School
- Trinity School
- Sands School
- Torquay Girls' Grammar School
- Churston Ferrers Grammar School Academy
- South Devon College

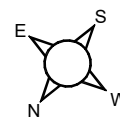




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,360 sq ft (312 sq m)

Garage internal area 462 sq ft (43 sq m)

Total internal area 3,822 sq ft (355 sq m)

For identification purposes only.

Directions

TQ4 5HD

what3words: ///garage.noises.dared - brings you to the driveway

General

Local Authority: Torbay Council

Services: Mains electricity, gas, water and drainage. Solar panel energy.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

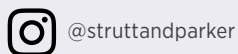
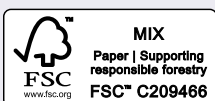
Exeter

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