



STAGS

Clennon House

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Clennon Summit, Paignton, TQ4 5HD

Exeter 26 miles Dartmouth 10 Miles Totnes 7 miles.

- Southerly Sea Views
- 5 Bedrooms (3 En Suite)
- Sitting Room. Dining Room
- Kitchen/Breakfast room Extending to an Orangery
- Large Garage & Plentiful Parking
- Spacious Level Gardens
- Potential For An Annexe

Guide price £795,000

SITUATION

Clennon House is located in a quiet cul-de-sac in a highly desirable residential area. The house enjoys peace and tranquillity. This terrific family home occupies a magnificent location close to the coast and is easily accessible, with excellent shopping, schooling and recreational facilities close by. Sporting activities in the area include golf at a number of well-regarded local courses, first class sailing and water sports facilities, along with walking and riding in the surrounding countryside.

Schooling in the region is excellent. There is a strong choice of both independent and state schools with grammar schools at both Churston and Torquay, whilst the town centre and Torquay Marina are within approximately 4 miles.

DESCRIPTION

This outstanding five bedroom family home was designed and built circa 1930's and has many reassuringly traditional features typical of this period and is beautifully presented over two floors, extending to approximately 3,471 sq ft. The house boasts spacious rooms with generous ceiling proportions, mostly hardwood floors and large feature windows which flood the house with natural light, and most of which enjoy southerly views over Tor Bay. The property is set in lovely and surprisingly level gardens that measure just over a third of an acre. The current owners have thoughtfully extended the ground floor in the form of a substantial orangery which is open to the kitchen/breakfast room, creating a wonderful family area opening to the garden and views.

ACCOMMODATION

The principal and well-proportioned rooms face south overlooking the garden and enjoy sea views. This superbly presented family home offers



A tremendous detached family home, with striking views and south facing garden





remarkably flexible accommodation and fully satisfies the expectations of modern family living.

Crossing the threshold there is an immediate sense of arrival portrayed by the significant entrance hall. The dual aspect sitting room is a wonderful place to spend time, picture windows allow views over the pretty gardens and natural light to bathe the interior. Adjacent to the sitting room is the formal dining room, a perfect place for entertaining. The modern kitchen breakfast room is of particular note with its central island and space for a breakfast table, and opens to the impressive, recently added orangery, forming a great family and entertaining area opening to the garden beyond. A separate utility or laundry keeps the majority of the white goods away from the kitchen. There is also a bedroom on this level with its own en suite currently used as a guest bedroom however this would be perfect for a dependant relative, a teenagers den, office space, or any number of other uses. There is also an additional cloakroom for guests on this level.

There are five double bedrooms, with a comprehensive master suite having a balcony off the bedroom enjoying the tremendous sea views, a dressing room and en suite bathroom. The second bedroom also has an en suite bathroom, 3rd and 4th bedrooms both enjoy sea views, one of which is being used by the current owner as a large study. There is also a family bathroom located on the first floor.

GARDEN & GROUNDS

The house sits neatly in its grounds that measures just over a third of an acre. The main gardens lie to the south west of the house and are a particularly attractive feature of the property offering a high degree of privacy. To the front is a gravel driveway leading to the triple garage. To the rear, the southerly facing and largely level lawned garden has splendid views out to sea, flower beds and established borders stocked with colour and variety. There is an ornamental fishpond, greenhouse and space for a productive kitchen garden.

SERVICES

Mains electricity, remote controlled gas central heating, drainage and water.

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk.

VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160

DIRECTIONS

From Stags Torquay take the A379 road to Paignton which turns into Torquay Road A3022. At the traffic lights do not follow the one way system through the town centre but turn left onto Seaway Road. Turn right onto Marine Drive B3201, at the roundabout take the second exit onto Sands Road. At the next roundabout take the first exit onto Whitstone Road. At the third roundabout again take the first exit onto Dartmouth Road A379. Turn right onto Clennon Rise. Turn right onto Osney Crescent, Take your first left onto Clennon Summit where you will find the property on your left hand side.





These particulars are a guide only and should not be relied upon for any purpose.

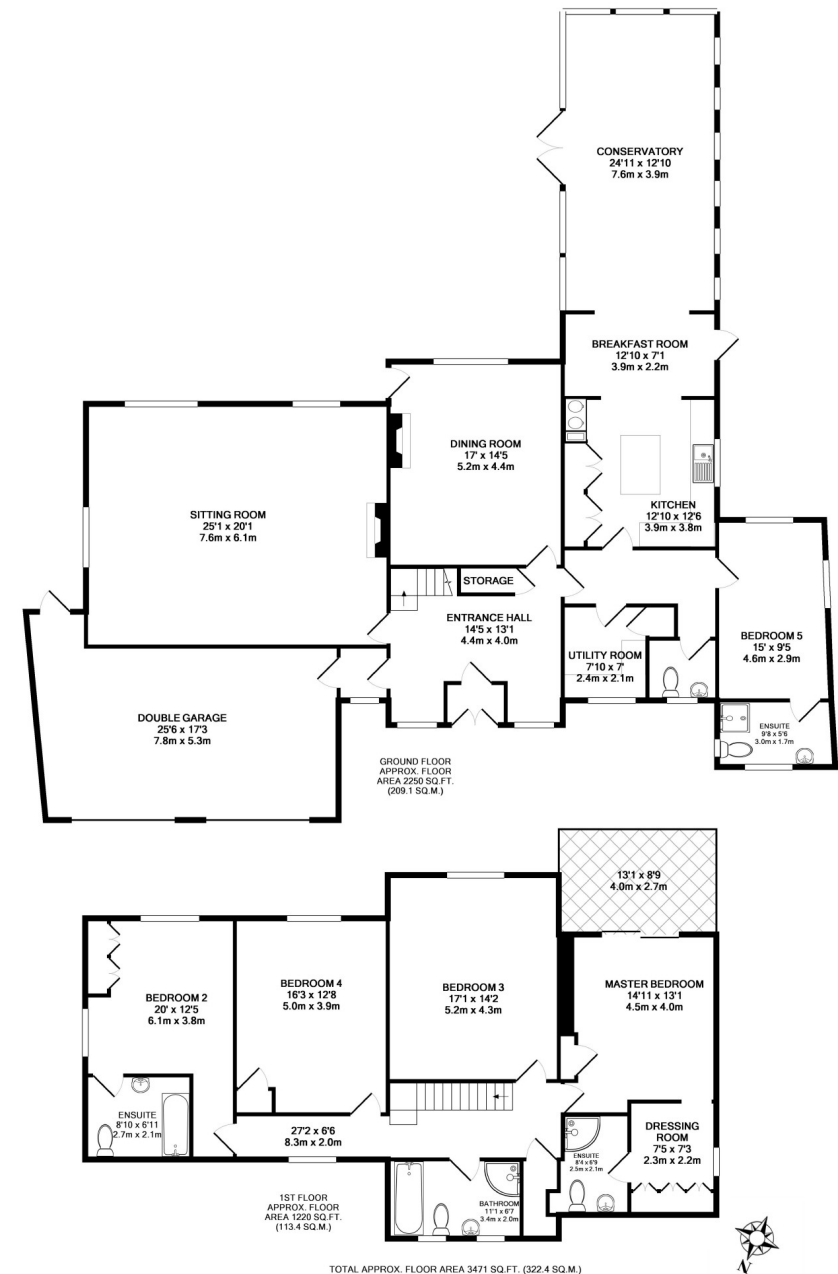
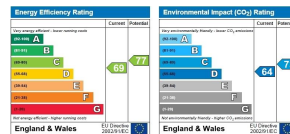


Stags

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