

UNIQUE AND SPACIOUS DETACHED PERIOD HOUSE WITH SELF-CONTAINED ANNEXE, SET WITHIN MAGICAL AND SECLUDED GARDENS. ABOUT 2 ACRES.



Shorton Cottage

47 Shorton Road

Preston

Paignton

Devon

TQ3 1RF

**Offers in the Region Of
£775,000**

Ref: DR01655

* DETACHED PERIOD HOUSE * SELF-CONTAINED ANNEXE * 5 BEDROOMS * BEAUTIFUL SECLUDED GARDENS & ORCHARD * 2 ACRES * STREAM & WATERFALL * SPACIOUS & VERSATILE * DOUBLE GARAGE *



Offices at: Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

SITUATION

The property can be found in the favoured Preston area of Paignton with ease of access to Preston Shops, the local beach and town centre/harbour. Paignton has a railway station and a good range of shops and amenities. Shorton is one of the oldest parts of Paignton and the subject property together with Shorton Manor and Shorton Farm form part of a small settlement which is understood to date back to the 17th Century. These properties all stand in substantial gardens and are opposite Shorton Woods. We understand the area was designated a Conservation Area in 1989.

DESCRIPTION

Shorton Cottage is an imposing and spacious character house standing secluded mature grounds of approximately 2 acres. Complete with stream and waterfall and with great privacy the setting is quite remarkable with its mature gardens and orchard. The original cottage has been extended over the years to provide spacious and versatile accommodation with large reception rooms and the ability to either use as one 5 bedroom, 4 reception house or to offer a home with 2 bedroom annexe if required.

ACCOMMODATION

Verandah Style Entrance studded oak entrance door to:

SPACIOUS ENTRANCE HALLWAY/DINER

Solid wood parquet flooring. Radiators. Leaded glass display alcove. Understairs cupboard with light. Door to:

SHOWER ROOM

Double shower, with sliding glazed shower screen doors. Thermostatic shower unit. Solid wood parquet flooring. Radiator. Door to:

CLOAKROOM/WC

Solid wood parquet flooring. Wash hand basin with tiled splash back. WC. Radiator. Plumbing for washing machine. From the Entrance Hallway there is an illuminated glazed display section with glass shelving. Door leading to:

DRAWING ROOM

Feature Devon brick fire surround and matching hearth with fitted coal effect gas fire. Feature coving. Dado rail. Four wall lights. Two radiators. Wood parquet flooring. Enjoys very pleasant views over the front garden. Door to side verandah.

SEPARATE DINING ROOM

Four radiators. Two recessed display niches. Inset down lighter. Two wall light fittings. Open fireplace with brick hearth. Connecting door to adjoining accommodation.

SITTING ROOM

Minster style fireplace with coal effect gas fire. Range of built-in alcove book shelving either side of the fireplace. Radiators. Feature ceiling coving. Dado rail. Built-in store cupboard.

KITCHEN/BREAKFAST ROOM

Range of built-in units comprising base cupboards and drawers with matching wall cupboards. Adjoining storage cupboard to the side of the oven. Double stainless steel sinks with single drainer and mixer tap.

Built-in electric fan-assisted double oven. Inset 4-burner gas hob with filter unit above. Tiled floor. Inset eyeball ceiling down lighters. Three walls are tiled. Wall mounted gas fired combination boiler for central heating and hot water for the main building. Door to rear. Staircase from the Main Entrance Hallway. With balustrade leading to:

FIRST FLOOR

SPACIOUS LANDING

Range of built-in wardrobe and storage cupboards, with panelled doors. Single radiator. Shelved recessed display niche.

BEDROOM 2

Two radiators. Stone chimney breast. Three wall light points. Some beamed ceilings. Access to:

ADJOINING DRESSING ROOM AREA

Two radiators. Stone chimney breast. Victorian Mahogany compactum included.

EN-SUITE BATHROOM/WC

With panelled bath, pedestal wash basin, WC and shower cubicle with electric shower. Walls are fully tiled. Tiled Floor. Radiator. Shaver point. Connecting door to adjoining annexe.

MASTER BEDROOM

Double aspect room. Two radiators. Cast iron fireplace with surround. Attractive vaulted ceiling.

EN-SUITE BATHROOM/WC/SHOWER

Shaped panelled bath with hand grips. WC. Pedestal wash basin. Separate shower with electric shower. Walls are fully tiled. Built-in recessed cabinet. Radiator. Wall mounted mirror. Shaver point.

BEDROOM 3

Radiator. Wall light fitting. Built-in eaves/storage cupboard. Cupboard door giving access to a roof storage area with light.

EN-SUITE SHOWER/WC

With WC, pedestal wash basin and shower with instant electric shower. Walls are fully tiled. Shaver point. Wall mounted mirror.

THE ANNEXE

LIVING ROOM

Wood parquet flooring. Two radiators. Part wood panelled walls. Part glazed door leading to the front verandah. Glazed screen with part glazed door to:

KITCHEN/BREAKFAST ROOM/PANTRY

Solid wood parquet flooring. Range of built-in base cupboards and units with roll edge worksurfaces. Inset one and a half bowl sink unit with mixer tap. Gas point for cookers. Adjoining work surface with space and plumbing for washing machine. Radiator. Wall mounted combination boiler for central heating and hot water to the annexe. Walk-in Pantry with marble shelf and wall shelving. Door leading to rear passageway. Staircase leading from the Reception Room to:

FIRST FLOOR LANDING

With radiator. Built-in meter cupboard housing the gas meter. Built-in cupboard housing electricity consumer unit. Connecting door to the guest room en-suite.

BEDROOM 1 (No 4 to the Main House)

Radiator and wash basin with splash back.

BEDROOM 2 (No 5 to the Main House)

Radiator and wash basin with tiled splash back.

BATHROOM

Pedestal wash basin. Fully tiled wall to the bath recess with extractor fan. Half tiled walls. Radiator. Access to loft space.

SEPARATE WC

With wash hand basin. Half tiled walls. Extractor fan.

OUTSIDE

Shorton Cottage sits in beautiful and mature gardens of approximately 2 acres. The gardens and trees surrounding provide excellent privacy and seclusion. To the front lies the formal gardens, laid to lawn and with a small stream fed by a waterfall being a lovely feature. To the front is an enclosed level lawned area that the owners call 'The Croquet Lawn'. To the rear is a cottage garden with greenhouse and pond and to the side running along the length of the property is an Orchard area. At the rear of the house is a double garage joined onto the rear of the house.

DIRECTIONS

From Churscombe Cross roundabout on Marlton Way take the Marlton Road turn off signposted Paignton Seafront and Preston Sands. Follow this road down the hill and then turn left into Maidenway Road. Then take your 2nd left into Lammas Lane. Follow this road and cross over Southfield Avenue, staying on Lammas Lane. At the next junction you will turn left onto Shorton Road. The next left is the continuation of Shorton Road and on this junction Shorton Cottage can be found on the left hand side.

Viewing Strictly by Appointment. Please contact us on 01803 315770 if you wish to arrange a viewing appointment for this property or require further information.

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

Data Protection Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

Energy Performance Certificate



Shorton Cottage, Shorton Road, Preston, PAIGNTON, TQ3 1RF

Dwelling type: Detached house Reference number: 0668-4063-7257-2404-7914
Date of assessment: 06 March 2014 Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 March 2014 Total floor area: 388 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 11,955
Over 3 years you could save	£ 2,943

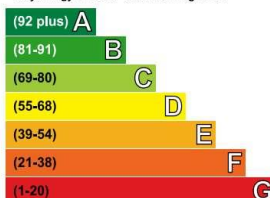
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 678 over 3 years	£ 357 over 3 years	
Heating	£ 10,905 over 3 years	£ 8,328 over 3 years	
Hot Water	£ 372 over 3 years	£ 327 over 3 years	
Totals	£ 11,955	£ 9,012	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
44	60



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

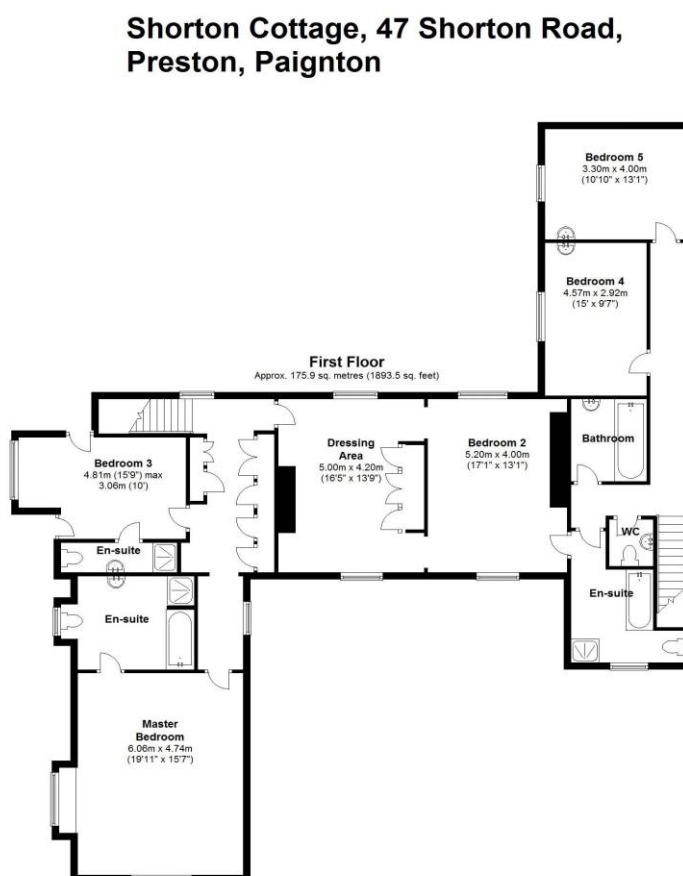
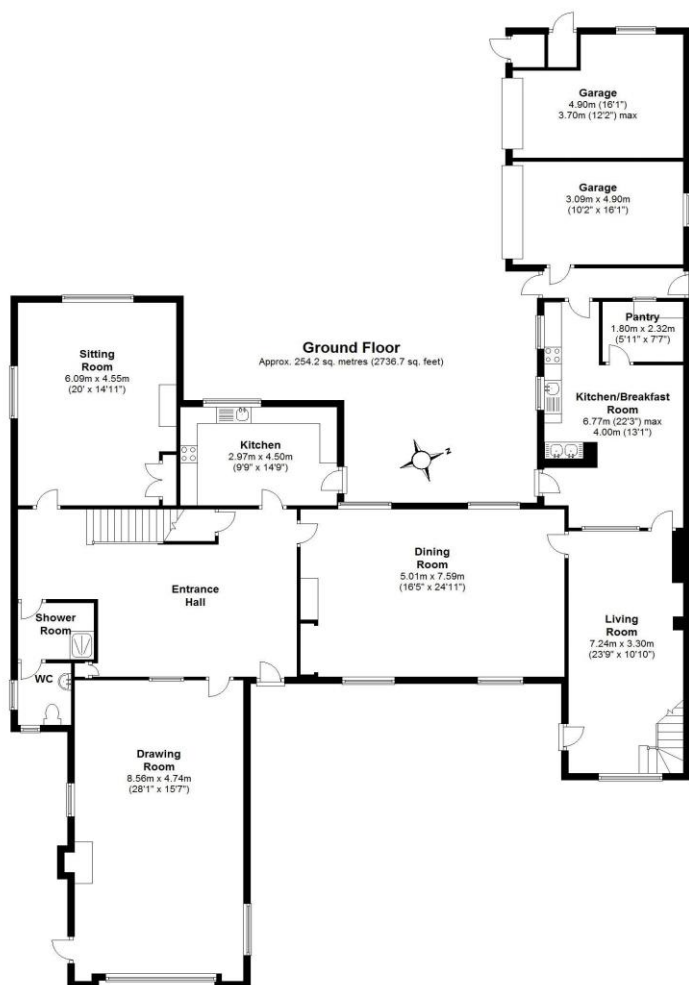
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 834	
2 Floor insulation	£800 - £1,200	£ 534	
3 Low energy lighting for all fixed outlets	£135	£ 264	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Total area: approx. 430.2 sq. metres (4630.3 sq. feet)