



## Elmsleigh Park | Paignton | TQ4 5AT

An exquisite four bedroom semi detached Edwardian residence located on a level approach to both the town centre and sea front. Set in one of the few remaining tree lined roads in Paignton this charming house is a most welcoming home and retains many period features and the grandeur of the early 1900's. Built in approximately 1904, there is a reception hallway with the original staircase to upstairs, a large lounge with rare marble fireplace, formal dining room with French doors to the garden, a snug/office, downstairs WC and family kitchen/breakfast room with four good sized bedrooms and bathroom to the first floor. There is parking for two cars plus a garden frontage. To the rear is a pretty lawn garden planted with a range of trees and shrubs offering much privacy. For those wanting the perfect period family home this is a must view property.

Asking Price Of £485,000

- CHARMING EDWARDIAN SEMI
- LEVEL TO TOWN AND BEACH
- MANY PERIOD FEATURES
- DELIGHTFUL GARDENS
- PARKING
- FOUR BEDROOMS

**RECEPTION PORCH** A welcoming storm porch retaining all the original style woodwork, windows and floor tiling. Original panelled front door with stained glass window leading to:-

**ENTRANCE VESTIBLE** Ornate original floor tiles and dado rail. Picture rail. Another original door with etched glass panels to:-

**RECEPTION HALL** A grand and spacious hallway with original oak stair case and tongue and groove wood panelling. Dado and picture rail. Recess for coats and shoes. There is ample space for a book case, dresser or similar. Under stairs store cupboard. Half way up the stair case is a period style etched glass window.

**DOWNSTAIRS CLOAK ROOM** Fitted with a white suite comprising close coupled WC with dual flush and wash hand basin. Original stained glass window and terracotta floor tiles. Dado and picture rail. Fuse box.

**LOUNGE** - 4.7m x 4.1m (into bay plus recess) (15'5" x 13'5") A spacious yet cosy lounge featuring a stunning marble fireplace and cast iron grate with decorative tiled side panels. The deep bay window has period sash window and overlooks the front garden. Picture rail, radiator and TV point. Oak shelving to recess. Original plaster coving and ceiling rose.

**DINING ROOM** - 4m x 3.3m (13'1" x 10'9") A wonderful formal dining room retaining the original marble fireplace with cast iron grate and period tiled side panels. The room will easily accommodate a 6-8 seater table and also a side board or similar. Picture rail and coving with ceiling rose. Radiator. Double glazed French doors to courtyard and rear garden.

**STUDY/SNUG** - 3.7m x 3.1m (12'1" x 10'2") Originally a breakfast room and could be used as such but also will make an ideal study or snug. Dado rail and picture rail. Sash window to the side aspect and radiator. Bespoke built in dresser with cupboards and display shelving.

**KITCHEN/BREAKFAST ROOM** - 5.9m x 3.2m (19'4" x 10'5") A lovely family room fitted with a range of period style painted wood wall and base units with solid oak work surfaces and upstands. 1.5 enamel sink unit with mixer tap. Plumbing for dishwasher. Smeg six burner gas range style cooker with twin ovens. Space for fridge/freezer. Period wall tiling and quarry tile floors. Three double glazed windows plus there are double glazed patio doors to the garden. There are ample cupboards and drawers and a large work surface area making this ideal for the cook of the home! Radiator and spotlights.

**UTILITY ROOM** Washing machine, dryer and housing the Worcester gas boiler.



**HALL, STAIRCASE AND LANDING** From the hallway the original dog leg staircase has the original turned spindles and newel posts. On the first floor landing there is access to a large, boarded and insulated loft ideal for conversion subject to all consents. Dado and picture rail. Radiator. Linen cupboard.

**MASTER BEDROOM** - 4.4m x 4m (into bay and recess)(14'5" x 13'1") A superb master bedroom having a deep bay with sash window overlooking the front. There is a range of built in wardrobes to one wall plus a vanity unit with inset wash hand basin with tile splash back and over is an illuminated anti-mist mirror. Two wall light points.

**BEDROOM TWO** - 4m x 3.3m (13'1" x 10'9") Another generous double room with picture rail, radiator and sash window overlooking the rear garden. Pedestal wash hand basin with tile splash back and lights over.

**BEDROOM THREE** - 3.2m x 3m (10'5" x 9'10") Another double room with original cast iron fireplace and sash window overlooking the rear garden and an open outlook to the Osney area of Paignton. Picture rail. Vanity unit with semi recessed wash hand basin and tile splash back with mirror and light over. Radiator.

**BEDROOM FOUR** - 2.5m x 2.4m (8'2" x 7'10") A generous single room with twin sash windows overlooking the front. Vanity unit with inset wash hand basin with tile splash back over. Picture rail and radiator.

**BATHROOM** - 2.8m x 2m (9'2" x 6'6") A spacious bathroom fitted with a white suite comprising bath with mains shower and glass splash screen. Wall mounted wash hand basin with mixer tap plus close coupled WC with dual flush. There is period metro tiling to the bath and sink plus two sash windows with etched glass. Ladder radiator and picture rail.

**OUTSIDE** To the front is a paved frontage with mature hedging offering privacy to the front room. Access gate to the rear garden.

**PARKING** Space for approximately two cars.

**REAR** To the rear is an enclosed and private garden enjoying a sunny aspect and a high degree of privacy. It has been keenly planted by the current owners and is a picture of colour having a wide range of trees and shrubs plus a lawn. There is a brick paved courtyard area adjacent to the kitchen and dining room plus a useful and attractively planted service area to the side with two sturdy sheds, washing line and ample room for storage. Gate to front plus gate to rear service lane.

**AGENTS COMMENTARY** Elmsleigh Park is a beautiful home and any viewer will be delighted to note that it still has its original internal doors and door furniture along with deep skirting boards and sash windows. A lovely feature is the genuine door pull doorbell.

**Address 'Elmsleigh Park, Paignton, TQ4 5AT'**

**Tenure 'Freehold'**

**Council Tax Band 'E'**

**EPC Rating 'TBC'**

**Contact Details**

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

[info@taylorsestates.co.uk](mailto:info@taylorsestates.co.uk)

01803 663561

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