



## Shorton Cottage

47 Shorton Road, Preston, Paignton, Devon TQ3 1RF

RENDELLS



# Shorton Cottage

Preston, Paignton, Devon TQ3 1RF

**An imposing and beautifully situated character house situated in idyllic tranquil and private grounds extending to approximately 2 acres.**

## 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:

**Sitting Room** Feature Devon brick fire surround and matching hearth with fitted remote control 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.

**Study** Minster style fireplace with remote controlled 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 finished in oak effect 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, mixer tap fitment and water filter unit. 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. Double radiator. Shelved recessed display niche.

**Master Suite/Guest Room** 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. Electric wall fire. Wall mounted cabinet with mirror fronted door. Shaver point. Connecting door to adjoining annexe.

**Bedroom 2** 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 Annex:**

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



**Kitchen/Breakfast Room/Utility** Solid wood parquet flooring. Range of built-in base cupboards finished in oak effect 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 Larder 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.

**Services:** Mains electricity, gas, water and drainage

**Energy Performance Certificate:** Band E

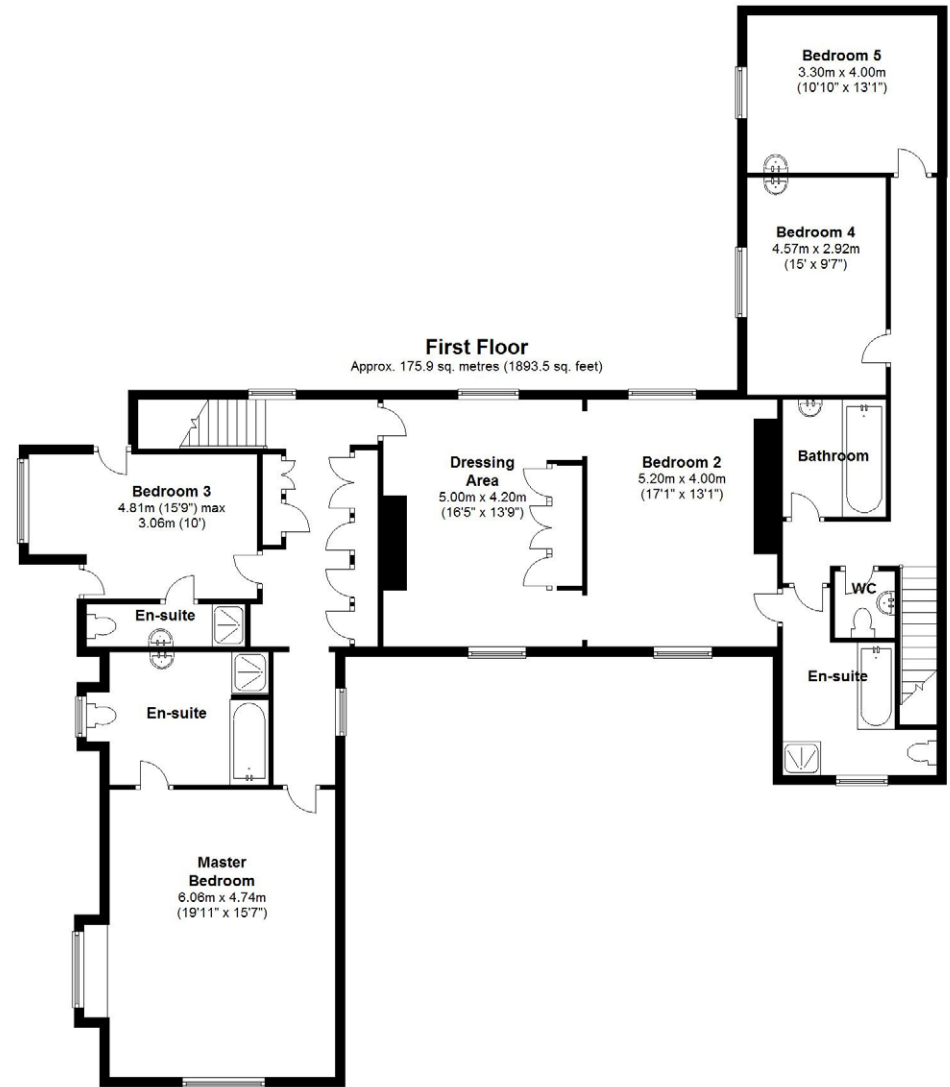
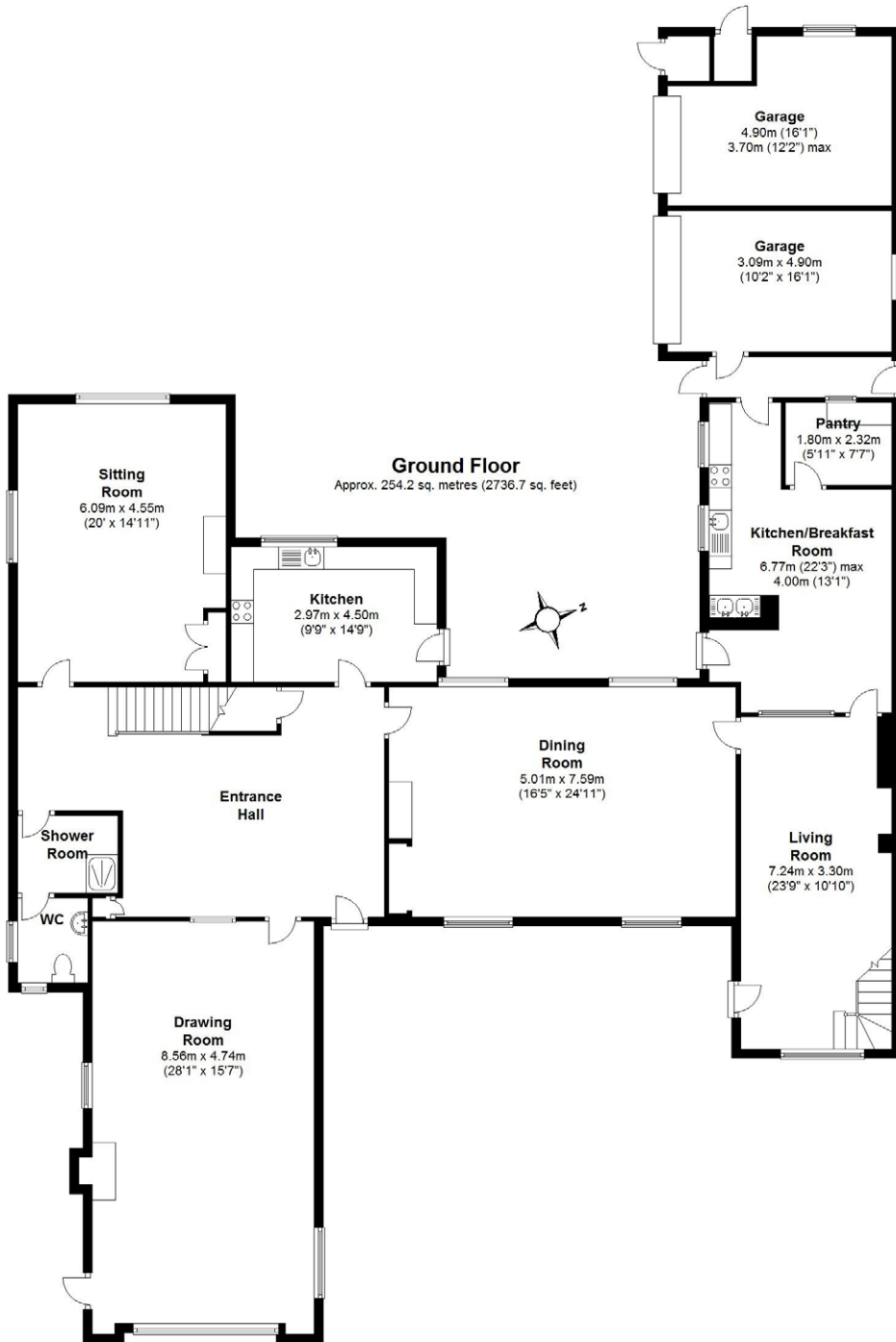
**Council Tax Band:** Band F

**Viewing:** By telephone appointment with Rendells. T: 01803 86388.

#### **Directions**

From Churscombe Cross roundabout on Marlton Way take the Marlton Road turn off signposted Paignton Seaford 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 Smithfield Avenue, staying on Lammas Lane. At the next junction you will turn left onto Shorton Road. The next left is Shorton Valley Road and on this junction Shorton Cottage can be found on the left hand side.

# Shorton Cottage, 47 Shorton Road, Preston, Paignton







# The Round House

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