STAGS



Beechdown Farm Bungalow

Beechdown Farm Bungalow, Totnes Road, Paignton, Devon, TQ4 7PT







Totnes 3.7 miles. Torquay 6.1 miles. Exeter 26.7 miles. 18 miles. Paignton 1 mile

A detached three-bedroom bungalow with substantial outbuildings, attractive gardens and excellent access to Totnes, Paignton and the South Devon coast

- Detached three-bedroom bungalow
- Substantial workshop and outbuildings
- Attractive landscaped gardens
- Generous parking and independent access
- Convenient Totnes and Paignton location
- Excellent South Devon road links
- Approximately 0.81 acres
- Stables and paddock available by separate negotiation
- Freehold
- Council tax band D

Guide Price £600,000

SITUATION

Beechdown Farm Bungalow occupies an accessible position on the outskirts of Paignton, conveniently placed between the town and Totnes and within easy reach of the wider South Devon coast and countryside.

Collaton St Mary is close by and provides a range of everyday amenities, while Totnes, approximately 3.7 miles away, offers an excellent selection of independent shops, cafés and restaurants together with a mainline railway station providing direct services to London Paddington.

Paignton is approximately 1 mile away, with Torquay, Newton Abbot and the wider English Riviera also within easy reach. The A385 provides convenient connections towards Totnes and Paignton, with onward access to the A380 and A38 for Exeter and Plymouth.

DESCRIPTION

Beechdown Farm Bungalow is an appealing detached home offering a particularly versatile combination of comfortable single-storey accommodation, generous outside space and substantial outbuildings.

Built in 2013, the bungalow enjoys its own independent access and parking and sits within attractive landscaped gardens extending to approximately 0.81 acres in all.

The property is well suited to those seeking the convenience of a bungalow while retaining excellent space for hobbies, vehicles, storage or workshop use. The extensive outbuildings are a standout feature and offer considerable flexibility, while the gardens provide an attractive setting around the house.

Its location is another particular advantage, combining easy access to Totnes and Paignton with the South Devon coast, countryside and wider road network all readily accessible. For buyers looking for a detached home with substantial ancillary space without being isolated, Beechdown Farm Bungalow offers an unusual and compelling opportunity.

ACCOMMODATION

The bungalow is arranged entirely over one floor and provides well-proportioned and practical accommodation.

The entrance opens into a central hallway, from which the principal reception rooms and bedrooms are accessed. The sitting room is a generous space with a log-burning stove and double doors opening into the garden room.

The garden room is a particularly attractive addition, with extensive glazing creating a bright and versatile living and dining space overlooking the gardens.

The kitchen/dining room is fitted with a range of wall and base units and provides space for everyday dining, with an adjoining utility room and separate cloakroom.

There are three double bedrooms. The principal bedroom benefits from an en-suite shower room, while the two remaining bedrooms are served by a family bathroom.

OUTSIDE

The bungalow is approached via its own entrance, opening to a generous parking area adjoining the property.

The gardens are principally laid to lawn and are complemented by established planted borders, mature shrubs and trees, creating an attractive setting around the bungalow.

The grounds provide plenty of space for outdoor dining, gardening and recreation, while remaining manageable and conveniently arranged around the property.

In all, the property extends to approximately 0.81 acres.

Additional stables and paddock may be available by separate negotiation.

OUTBUILDINGS

A major feature of Beechdown Farm Bungalow is the substantial range of outbuildings, providing excellent workshop, storage and ancillary space.

Workshop and Store
Approximately 18.3m x 5.56m, of rendered brick construction with part box-profile elevations beneath a box-profile roof.

Lean-To Building
Approximately 16.14m x 5.48m, of timber-frame construction with box-profile roof and elevations.

Electricity is connected to the buildings.

The buildings may also offer potential for alternative uses, subject to any necessary planning consents.

SERVICES

Water: Mains. Oil fired central heating. Electricity: Mains electricity with 2 meters, 1 for the house and 1 for the buildings. Three phase available but not connect. Drainage: Private drainage Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Broadband: Up to Ultafast is available (Ofcom), Mobile Coverage/Signal Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom)

AGENT'S NOTE

A neighbouring property benefits from a right of way over part of the entrance, as shown on the sale plan.

The outbuildings may offer potential for alternative residential or commercial uses, subject to the necessary planning consents. Purchasers should make their own enquiries.



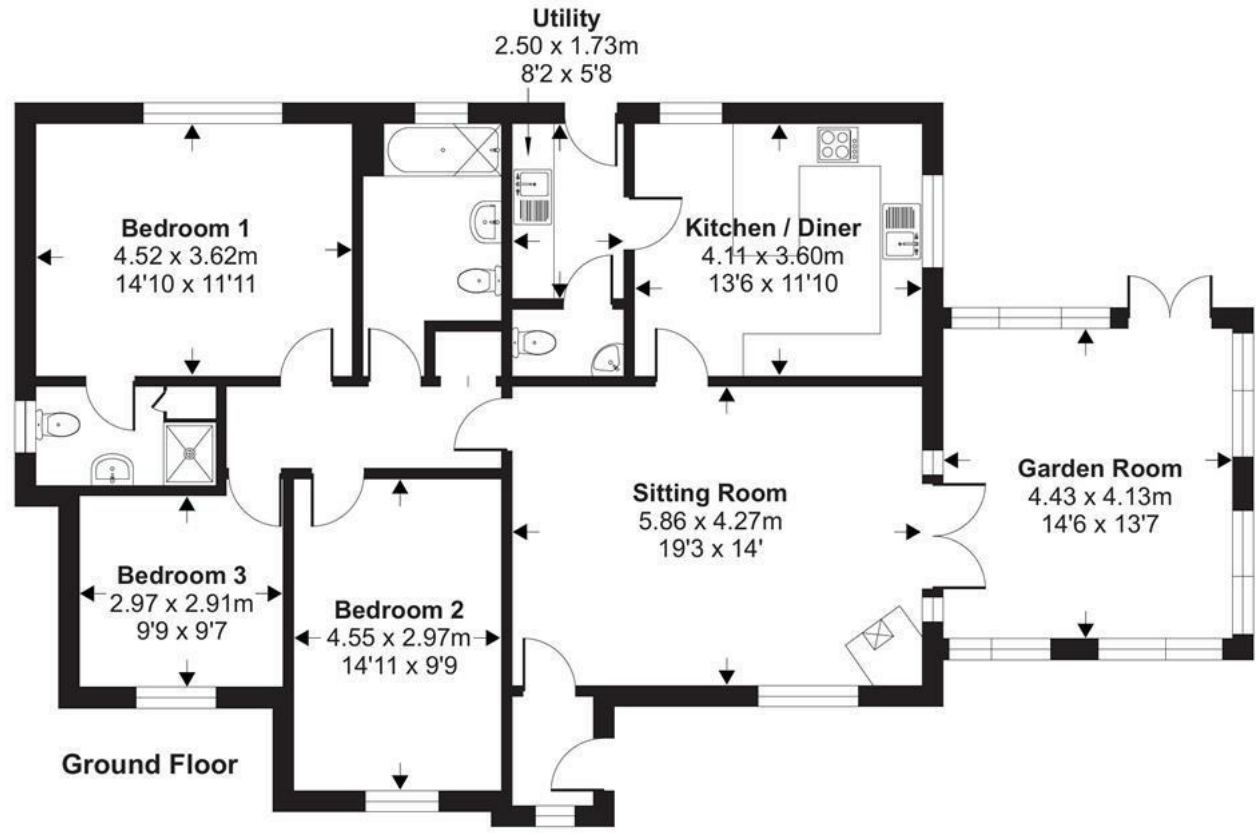






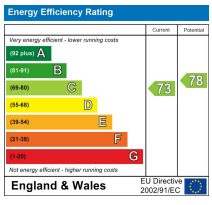


Approximate Area = 1357 sq ft / 126 sq m
Outbuilding = 2111 sq ft / 196.1 sq m
Total = 3468 sq ft / 322.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1453628

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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