



**JOHN COUCH**
THE ESTATE AGENT

Golden Eye 300a Dartmouth Road
Paignton Devon
£995,000 Freehold



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Paignton Devon TQ4 6LH

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A bespoke four bedroom detached house, built approximately ten years ago to provide a luxurious home, designed to take advantage of its coastal location with some superb sea views and a coach house providing ancillary accommodation and garage parking

- Coastal views ■ Zoned living areas ■ Underfloor heating
- 4 bedrooms and bathrooms ■ Study ■ Plant/utility room ■ Solar panels
- Garden, terraces and balcony with sea views ■ Driveway parking
- Coach house with garage parking and self-contained one bedroom apartment

FOR SALE FREEHOLD

Golden Eye offers a unique residence designed with enjoyment of sea views and sunshine in mind. The clean lines of this contemporary residence are enhanced by a bright white palette which reflects the coastal light giving an uplifting vibe to the home. This well-planned accommodation provides three bedrooms and bathrooms to the first floor with an additional bedroom and bathroom to the ground floor and a study to the top floor.

Superb living areas open to decked terraces and to the rear is an easy to manage garden. The driveway and garage provide excellent parking and within the coach house is a compact duplex apartment providing ancillary accommodation.

LOCATION

Dartmouth Road is a sought after coastal location within walking distance of the excellent local facilities at Churston Broadway which include a post office/general store, chemist, café and library.

The sandy beach at Broadsands is within very easy reach, with the thriving and friendly village of Galmpton just minutes away where further facilities including a GP surgery and well-regarded village pub, along with access to the River Dart at Galmpton Creek.

There are many walking trails in the area including the South West Coastal Path and a walk of approximately 3 miles to Agatha Christie's holiday home, Greenway. Churston has a heritage railway and the golf course has fabulous coastal views.

An excellent range of supermarkets, home stores and the South Devon College are within easy reach along with the ring-road allowing quick access to Torbay Hospital, Totnes, Newton Abbot and the M5 motorway. Buses from the Dartmouth Road run to Brixham in the east and Paignton and Torquay in the west with a service also running to Kingswear where a passenger ferry links to Dartmouth (car ferries are also available).

INTERIOR

From the welcoming hallway the open plan living area spans the width of the house and has been cleverly zoned with very distinct areas for relaxation dining and cooking.

The sitting area is located to the front of the plan and has excellent proportions with full width glazing and two sets of French doors that open to the decked terrace from where the views to the sea can be enjoyed.

The superb kitchen is located to the rear of the house where French doors open to the south west facing decked terrace. Fitted with an attractive range of quality wall and base units there is also an extensive range of integrated appliances.

Contrasting granite and wood worktops wrap around the kitchen island which is perfect for casual dining. The island forms a natural division to the dining area, balancing the demands of daily living and entertaining.

VIEWING BY APPOINTMENT ONLY

The adjacent dining area has space for a large dining table and is a convivial space to host family and friends. Returning to the hallway bedroom four has French doors opening to the rear deck and a range of built-in wardrobes, a contemporary shower room with wet room style shower and WC is next door.

The contemporary turned staircase rises to the first floor where the principal bedroom is found straight ahead. The stunning bay views draw you to the bi-fold doors that open to the decked balcony where the coast at Broadsands can be clearly seen. This rather special room also has a fitted dressing room opening to a superb en-suite shower room.

Stairs rise to the second floor mezzanine level which is currently used as a study. An architectural triangular window frames views of the bay and a large Velux style window provides additional daylight and views to the west. To the rear is a plant room that also has space for storage and is plumbing for laundry appliances. (This level has some restricted head height).

Returning to first floor levels are two further double bedrooms both with built-in wardrobes and views over the rear garden. One room has an en-suite shower room and the other has a Jack-and-Jill style family bathroom.

OUTSIDE

From Dartmouth Road the driveway allows ample room for parking and turning with additional hardstanding to the side of the house suitable for a caravan or boat.

The coach house has garage parking for one car and a compact duplex apartment with open plan living/kitchen to the ground floor and a bedroom and bathroom to the upper level. There is an area of lawn that separates the coach house from the front boundary creating a private garden.

The plot is very private and enclosed with rendered walls and fencing with a green hedge to the rear boundary. Designed for maximum enjoyment and ease of management the back garden has an area of level lawn with a decked terrace providing space for sun loungers and with doors that open from the kitchen making this deck perfect for al-fresco dining.

There is a space for a hot tub to be sunk into the deck and a garden chalet is ideal for storing deck chairs and other garden paraphernalia.

AREA/RESORT

The stunning South Devon Coast is dotted with sandy beaches and coastal footpaths that lead to hidden coves, with the closest beaches being at Broadsands and Elberry Cove. The nearby English Riviera towns of Torquay, Paignton and Brixham all have level seafront promenades that flow around the coast where restaurants, bars and hotels dot the waterfront.

The nostalgic elements of this bygone age, such as period architecture, the famous piers and breakwater, iconic palm trees, beach huts and sandy beaches are well preserved and provide a timeless element that now blends seamlessly with new contemporary architecture.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival an annual Seafood Festival and even an annual Pirate Festival at Brixham

The nearby historic riverside town of Dartmouth also has many fine restaurants and boutique shops and is home to the annual Royal Regatta.

COMMUNICATIONS Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter, Plymouth and the M5 motorway. The international airport at Exeter is a gateway to destinations further afield.

SERVICES Mains water, gas, electricity are all connected, subject to the necessary authorities and regulations. Private drainage system. Gas fired underfloor heating with solar panels for hot water with large storage tank and excess power sent back to the grid – netting in the region of £500 per year (not verified).

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2025/26 £3379.77)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)













Approximate Gross Internal Area 2917 sq ft - 271 sq m

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 946 sq ft – 88 sq m

Second Floor Area 353 sq ft – 33 sq m

Garage Area 457 sq ft – 42 sq m

Above Garage Area 215 sq ft – 20 sq m



Above Garage

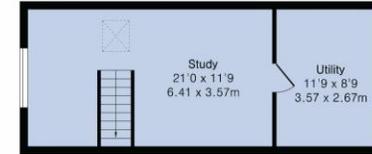
Garage



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



www.johncouch.co.uk

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