

Freehold For Sale

Victorian 8-Bed Guest House with
Modern Comforts by the Sea

- Prime coastal position just a short walk to Paignton Beach
- Beautifully presented and fully refurbished Guest House
- Eight individually designed letting rooms, all en-suite
- Flexible owners' accommodation which could see 1-3 bedrooms
- Pretty front patio and rear suntrap courtyard garden
- Ample pay & display parking
- A true lifestyle business with outstanding reviews and much repeat business
- EPC rating C

Freehold Price: **£539,950 Guide Price**



Devon House Guest House

Devon House Guest House, 20 Garfield Road, Paignton, TQ4

6AX Ref: CD-20195

Summary

Devon House Guest House occupies a prime trading position in the heart of Paignton, surrounded by a variety of complementary businesses. The property is just a short, level stroll from the beach, promenade, town centre, cinema complex, Paignton Harbour and sits directly opposite the popular Victoria Park.

Paignton, part of the renowned Torbay area, is a sought-after tourist destination, famous for its golden beaches, picturesque marina, and the scenic Torre Abbey Meadows—all within easy reach. The wider Torbay region has benefited from significant investment in regeneration and transport infrastructure, further enhancing its appeal for visitors and residents alike.

The town is well connected, with easy access via the M5 and A380, and a train and coach station offering convenient travel links. Paignton lies approximately 9 miles south-east of Newton Abbot, 7 miles east of Totnes, 40 miles east of Plymouth, and 31 miles south of Exeter.

The Property

The property is an impressive and striking building, set back from Garfield Road and featuring a dressed-brick façade. Inside, the accommodation has been thoughtfully modernised and redecorated in recent years, blending contemporary style with the charm of a classic home.

There are 8 well-appointed en-suite letting bedrooms over the first and second floor, each individually designed and decorated with a homely feel across rooms. All floors benefit from spacious lobby landings which retain many of the property's original character features. The breakfast room has been recently fully refurbished and is light and airy with large front facing bay windows and enjoys a "cafe" style servery room next door.

Devon House also benefits from exceptionally generous owner's accommodation, including a large open plan lounge with patio doors opening out to a suntrap courtyard garden, a modern kitchen, beautiful family bathroom, walkthrough office and a master bedroom with 2 further rooms off now utilised for wardrobe space.

This property presents an outstanding opportunity for those seeking a ready-made home with income potential in a highly desirable location.

Internal Details

Accessed off Garfield Road, and across the beautiful patio area, step to the front door which gives access to...

Large open plan lobby with reception desk and storage behind.

Breakfast room- (19'x 17') a recently fully refurbished room with feature fireplace and large bay windows flooding the room with natural light.



Corner servery with hatch and door leading into a bespoke "cafe bar" servery equipped with tea and coffee facilities, storage shelving and a sink with drainer.

First floor-

Large open plan lobby with a large laundry cupboard (8'x7') and further storage cupboard. The lobby gives access to....

Room 1- (12' 12') Superior King room with beautiful bay windows looking over Victoria Park, en-suite shower.

Room 2- (16'x 13') Triple room made up of Superking Double and day bed, rear facing room with en-suite

Room 3- (11'x 8') King Double room with large en-suite, rear facing.

Room 4- (14'x 11') Double room with additional z-bed, rear facing room with en-suite.

Second floor-

Large lobby with store cupboard off and access to...

Room 5- (14'x 11') King deluxe room with en-suite shower, rear facing.

Room 6- (13'x 8') Double room with built in storage cupboards, rear facing room with en-suite.

Room 7- (16'x 9') Double room with double futon, rear facing room with en-suite.

Room 8-(14'x 9') Family room with Double bed and en-suite, with an adjoining twin room- front facing.

Owners' accommodation

Situated off the ground floor lobby, door to owner's lobby with doors to...

Kitchen- (14'x 12') A modern domestic kitchen with gas range and double oven under.

Open plan sitting room- (25'x 12') with feature chimney breast and patio doors leading out to the courtyard garden.

Office- (14'x 8') a walk-through area utilised as a useful office space, with door out to the courtyard.

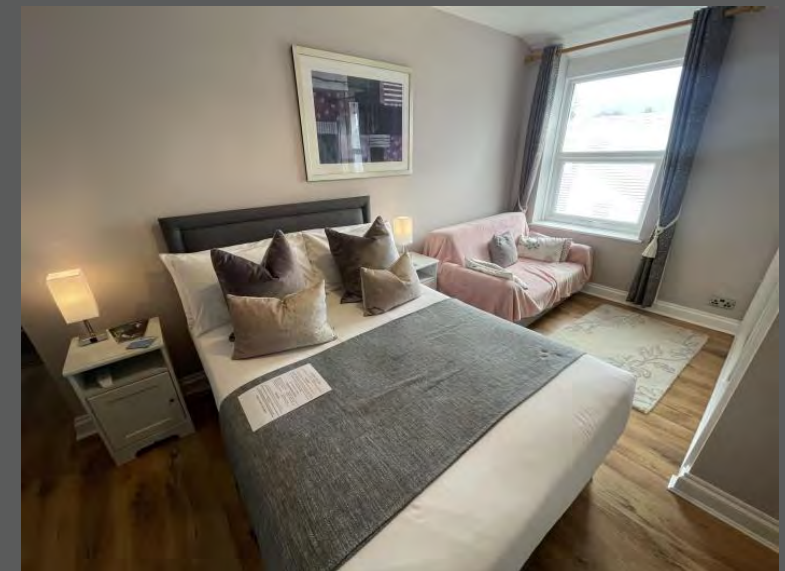
Shower room- (12'x 4') a recently fully refurbished shower room.

Master bedroom- (15'x 9') large double room with windows out to courtyard.

Off the master bedroom, are two further rooms both previously used for bedrooms, now used for dual walk-in wardrobes (11'x 7') & (11'x 7'). Both rooms have skylights within and have a store cupboard between.

External Details

Fronting Devon House Guest House is a pretty patio area with wooden benches enjoying views across Victoria Park.



To the rear of the owner's accommodation is the suntrap courtyard garden with access to rear lane.

The Business

Owned and operated by our clients since 2021, you would be hard pushed to find a better example of a guest house of this size and location.

Devon House Guest House has been refurbished and upgraded during our client's ownership and now represents a fantastic opportunity to operate turnkey business just minutes from the beach!

The business enjoys ongoing outstanding reviews and a loyal base of returning guests. Currently operated for approximately 9-months of the year as a lifestyle choice, the business offers significant potential for extended trading and increased revenue!

The business continues to grow and receive 5* reviews across TripAdvisor, and Exceptional status on Booking.com with a rating of 9.7/ 10. In addition, Devon House enjoys a superb and very user-friendly website, www.devonhouseguesthouse.co.uk with direct booking functionality.

Business Rates

Current valuation as registered on the 2026 rating list is £6,800. We have been informed by clients they receive full rates relief.

Services

We are advised that all main services are connected including gas.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

Tenure

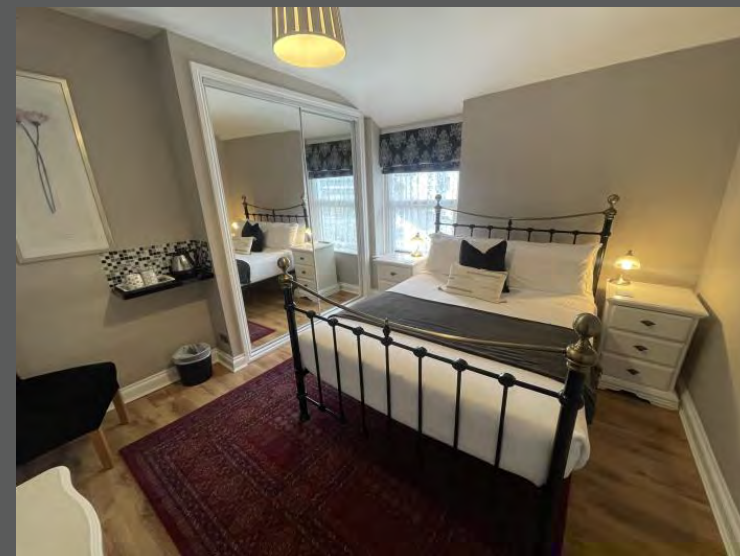
Freehold Guide Price of £539,950 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Accounting Information

Full trading figures will be released following a successful viewing.

Anti Money Laundering Regulations

Under the new Money Laundering regulations [http://www.legislation.gov.uk/ukxi/2017/692/content s/](http://www.legislation.gov.uk/ukxi/2017/692/content/s/) made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.



Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.



To arrange a viewing please contact:

James Sanders
Director

01626 330022

07599 016151

james.sanders@charlesdarrow.co.uk

