



Honeysuckle Bay Cottage, 3 Halfway House Heath Road, Brixham, TQ5 9UJ
Freehold House - Semi-Detached
£330,000

boycebrixham
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Halfway House was a large inn half-way between Brixham harbour and the Napoleonic fort at Berry Head. The building is steeped in history and has been divided into separate dwellings. Now named Honeysuckle Bay Cottage, the property is currently run as a very successful holiday let. Its popularity comes as no surprise, due to the fact this stunning property comes with those all important and rare key ingredients found with a Brixham period property; namely the sea views, outside space, and parking.

The property is accessed via the spacious front driveway. Immediately upon entering the property you are greeted with both quality and character, the current owners meticulous attention to detail is found at every turn. The spacious lounge is a great size and enjoys a good amount of southerly light from the large front window. The central fireplace with inset dual fuel burning fire adds a real focal point to this handsome room, the painted stone walls provide a clue to the property's age. The kitchen diner can be found beyond, finished in an English cottage style the room has bags of storage and space for appliances. The centre of the room is occupied by a good size dining table. Beyond the kitchen is a conservatory opening onto a shared pathway with next door, giving access to the front of the houses. The garden can be found across the path which has been gravelled with a resin patio and mature planted borders.

There is a very useful downstairs shower room with WC and sink unit, ideal for visitor and guests or when returning from the beach. On the first floor is a good size double bedroom to the front, with another double bedroom to the rear. The magnificent bay views can be enjoyed from this bedroom from both inside the room and from the sea view balcony; a good size balcony with ample space for a patio set - the perfect spot to enjoy breakfast. The en suite bathroom adds a touch of luxury thanks to its handsome claw footed roll top bath and extra WC and sink unit, all in keeping with the property finish and style.

The property really does make for the perfect place to explore all that Brixham has to offer. The National Park can be found via pathways that link from the road opposite taking you to the South West Coastal path where you can enjoy some of the most dramatic coastal scenery. The seawater lido can be found just beyond the base of the hill, only a 5 minute walk away, whilst along Berry Head Road you can follow the South West Coastal path back into the Harbour and Town Centre, with its excellent collection of restaurants, pubs and shops.

Early viewing is essential to appreciate the quality of this stunning cottage. Please book in advance to ensure access due to the frequent holiday bookings restricting availability. No onward chain.

Council Tax Band: Exempt



- Stunning Period Cottage
- Country Style Kitchen Diner
- Sea View Balcony
- Shower Room & En Suite Bathroom
- Low Maintenance Gravel Garden

- Spacious Lounge
- Conservatory
- 2 Double Bedrooms
- New Roof & Extensive Works Completed
- Parking Space

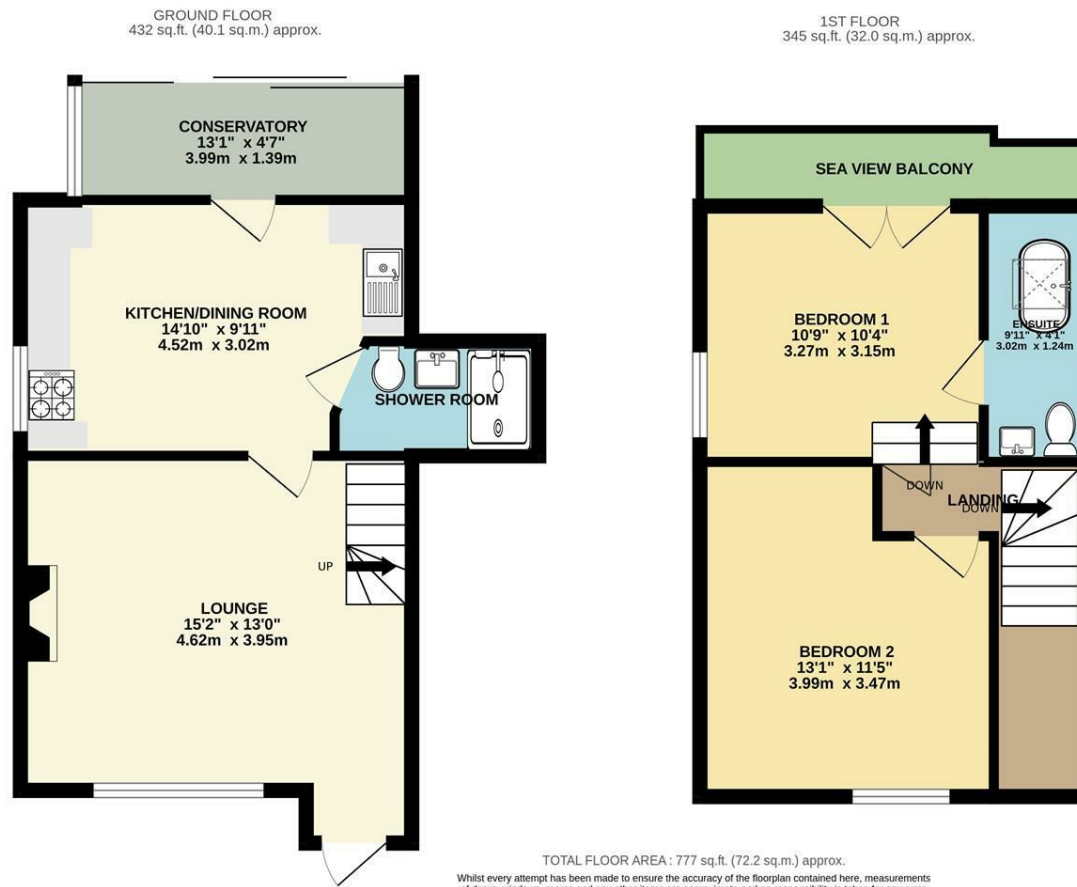


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TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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