



Deer Leap Hillhead, Brixham, TQ5 0EX
Freehold House - Detached
£430,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Deer Leap is a spacious four bedroom detached house with south-facing rear garden, driveway parking and a large garage located at Hillhead in the Parish of Kingswear and in a designated AONB. It is within easy reach of Brixham with its busy harbour, marina and array of shops. There are two ferry crossings from Kingswear to Dartmouth. Close by are the Darthaven and Noss-on-Dart Marinas with the famous Steam Railway running alongside the River. There are regular bus services running into Brixham, Kingswear and Torbay, with a seasonal shop located in the prestigious Caravan Club Site which is within short walking distance.

The property itself opens through a porch into an entrance hall leading off to a good size ground floor double bedroom and smart, light-and-bright shower room opposite, which services the ground floor. Through the hallway to a lovely light breakfast room with storage and a handy utility room just off boasting plumbing for appliances, plenty of worktop space and storage and a separate sink. The kitchen, to the end of the house is again of a good size, with plenty of storage, a double-width counter worktop and a pretty aspect over the front of the property.

The main living space is a large open and versatile room set to the rear of the property, it is triple aspect, with windows on three sides and a large feature fireplace on remaining side. The space is very well presented and the whole property enjoys a certain 'lodge'-like feel. Access through french doors out the rear garden and patio area.

Upstairs, there is a wonderful open outlook over the fields at Hillhead towards Brixham. There are three excellent sized double bedrooms on the first floor including a particularly large master bedroom to the rear of the property, and some super sea views to be enjoyed from Bedroom 2. All bedrooms enjoy heaps of character with beams set into the vaulted ceilings. A central family bathroom with 4-piece white suite services the first floor.

Outside, to the front, behind a very generous curtilage, there is a sizeable front garden which is laid to lawn, and a driveway offering plenty of space for 2/3 cars or space for a dinghy etc. The garage, which can be accessed from either end, is especially large, with light, power and an electric up-and-over door. The rear garden is South facing and is a real sun-trap. The garden feels private, being bordered with some taller trees and some well established shrubs. Ample sizes of lawned areas and a welcoming patio area off the property which is ideal for entertaining or dining al-fresco.

The property has good quality UPVC double glazing throughout, and is heated with electric radiators in every room (owing to the more rural location, there is no natural gas provision in the Hillhead area), and we are pleased to offer this property to market with NO ONWARD CHAIN.

Council Tax Band: E



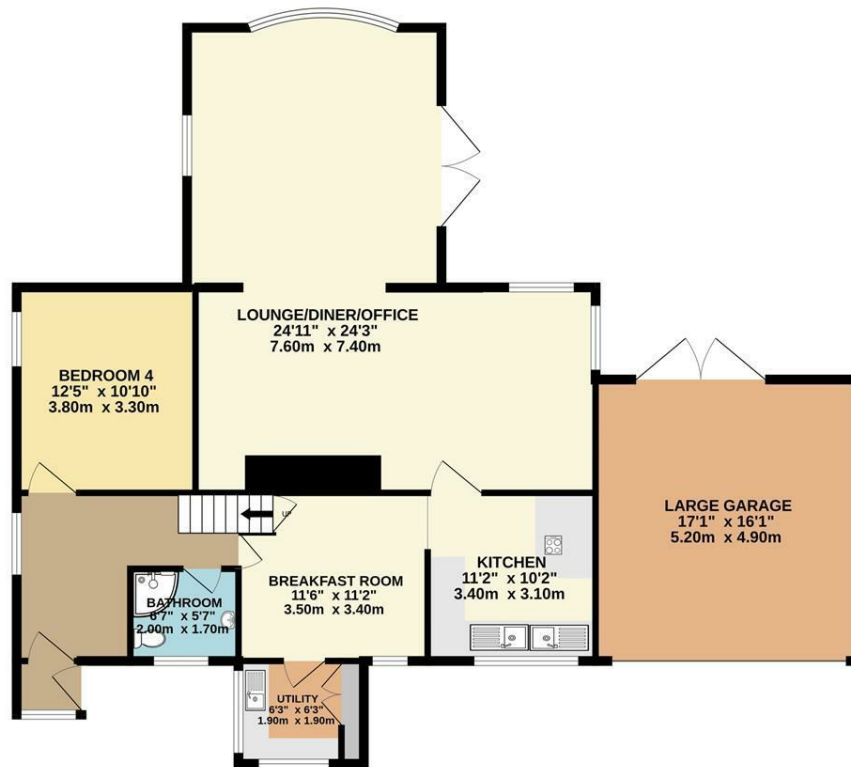
- Spacious Four Bedroom House
- 3 Bedrooms Upstairs & 1 Downstairs
- Ample Driveway Parking
- Set On The Rural Fringe Of Brixham/Kingswear
- Detached & On A Large, Level Plot
- Family Bathroom & Sep. Shower Room
- Extra-Large Garage
- Offered with No Chain



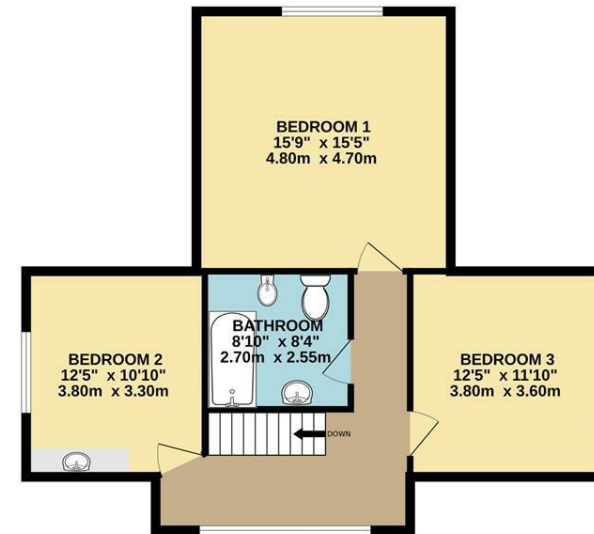


boycebrixham
email property@ljboyce.co.uk call 01803 852736

GROUND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.



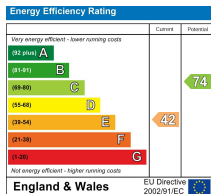
1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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.
Made with Metropix ©2023

Current EPC Rating: E



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.

Find us on



boycebrixham

email property@ljboyce.co.uk call 01803 852736