



Cavern Lodge, Cavern Road, Central Area, Brixham, Devon, TQ5 9RR
Freehold House - Semi-Detached
£375,000

boycebrixham
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A genuine hidden gem! Totally unassuming from the roadside, a most individual and surprisingly spacious Semi-Detached house with a wonderful blend of historic character and modern styling. With plenty of living space, two double bedrooms and set in a secluded sun-trap walled garden. Tucked away in a private location, yet central to all of Brixham's amenities and just a short walk from the harbour and waterfront areas.



Approached through a secure gate off Cavern Road, with a private, Jasmine-flanked pathway down to the property, Cavern Lodge has double front doors leading to the light-and-bright entrance hall, off which all of the principal living accommodation is located. There is a real feeling of calm throughout the ground floor, with plenty of natural light filling all of the rooms. The kitchen has recently been installed and is a high quality fitted kitchen with integrated dishwasher, fridge/freezer, double oven and high-end induction hob, all with a lovely aspect over the rear garden. The kitchen also houses the Worcester combi boiler servicing the gas-central heating system throughout the house. The dining room is central to the ground floor, is very light and bright, stylishly finished and makes for a very social space leading off to the kitchen and living room. The superbly presented and cosy living room also overlooks the garden, is well proportioned and has a beamed ceiling and feature stone fireplace. The large shower room feels particularly luxurious. Fully tiled with a large walk-in shower, storage and impressive 'his and hers' sink unit. There is a separate WC beyond, which matches the shower room.

On the first floor is the glorious master bedroom with ensuite WC and study/dressing room area plus ample storage in the fitted wardrobes. With a super amount of light coming in from the seaward facing windows, enjoying views towards the Breakwater and two velux's in the vaulted ceiling. There is a dressing space and our vendors have cleverly utilised a nook in the corner for a home office arrangement. Bedroom Two is again a good sized double bedroom, very light and bright and benefitting from the vaulted ceiling.

The gardens are beautiful! A varied haven which is ideal for relaxing and entertaining in. With sheltered terrace areas, a stunning raised timber sun deck giving views over Brixham Town, and across to the marina with Lyme Bay beyond. There is a lawned area surrounded by mature plants and shrubs and a lovely lower garden which is super sunny, laid to patio and houses a shed and greenhouse. An ideal size to be colourful and interesting but not labour intensive.

A lovely home or great "lock and leave" holiday base. Internal viewing is a must due to its "hidden" location.

Council Tax Band: B

- Set Within A Stunning Walled Garden
- High Quality Modern Kitchen
- Enjoying Marina & Bay Views
- Super Sunny & Sheltered Setting

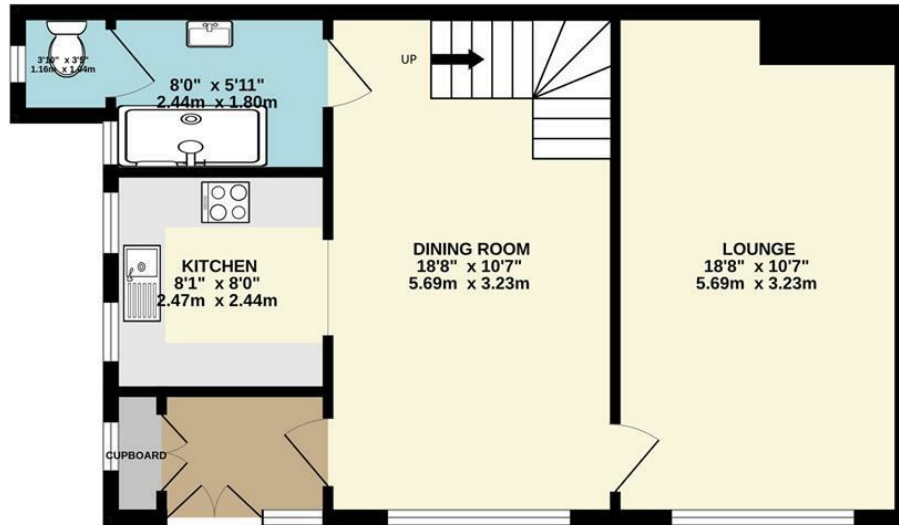
- Charming Character With Modern Styling
- Close To Harbour & Main Amenities
- Luxurious Bathroom & Ensuite WC
- Very Appealing, Individual Cottage



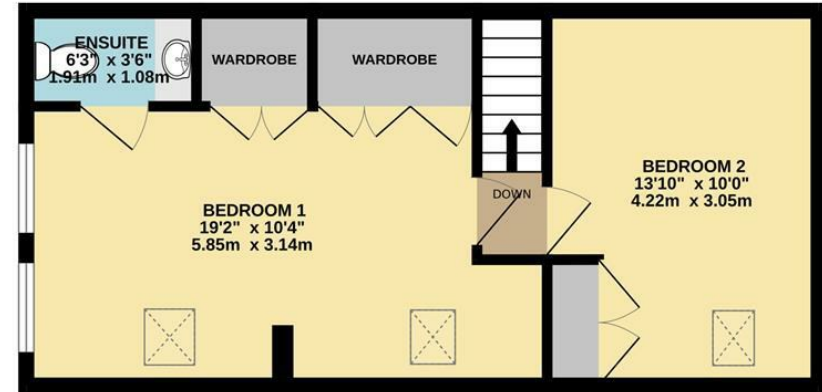


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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



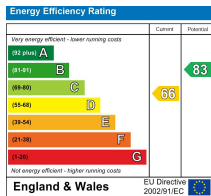
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 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



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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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