



Boscawen Rose St. Marys Road, Brixham, TQ5 9QH
Freehold Bungalow - Detached
Offers In Excess Of £650,000

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email property@ljboyce.co.uk call 01803 852736

This presents an exciting opportunity to complete a superb family home designed by multi award winning Stan Bolt, a very highly regarded local architect. Once finished, the property will feature five bedrooms, spacious living areas, and open-plan entertaining spaces, all within extensive and private grounds that offer delightful views of the surrounding countryside.

Currently, the property comprises the original two-bedroom detached bungalow, featuring a separate lounge, dining room, kitchen, and family bathroom. The new build section has been constructed up to the first-fix stage, including two bedrooms, bathroom, a utility room, a plant room, an entrance hallway, and a double garage. This part could easily be finished to provide living space while the main bungalow is demolished to make way for the final phase of construction.

Alternatively, the original dwelling could be retained for those seeking a slightly different specification. The property could be ideal for individuals or families desiring independent dual living arrangements. Another option is to connect the main home to the new build extension.

The generously-sized level gardens are perfectly positioned to enjoy sunlight throughout the day and offer far-reaching views across Brixham towards Torquay and the South Down Hills in the opposite direction. The gardens are ideal for cultivation or as a space for pets and children to play.



- Architectural Gem: Stan Bolt-designed family home.
- Open Plan: Ideal for entertaining with panoramic views.
- Extensive Grounds: Level gardens for recreation.
- Abundant Parking: Ample space for multiple vehicles.
- Five Bedrooms: Spacious and versatile living spaces.
- Flexible Design: Option to connect or retain structures.
- Strategic Location: Near Brixham and coastal walks.
- Thoughtful Craftsmanship & Impeccable detail.



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[North-east aerial view]



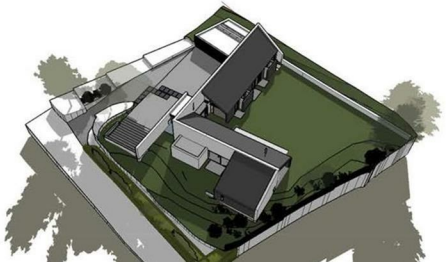
[West view]



[North-east view]



[South-west view]

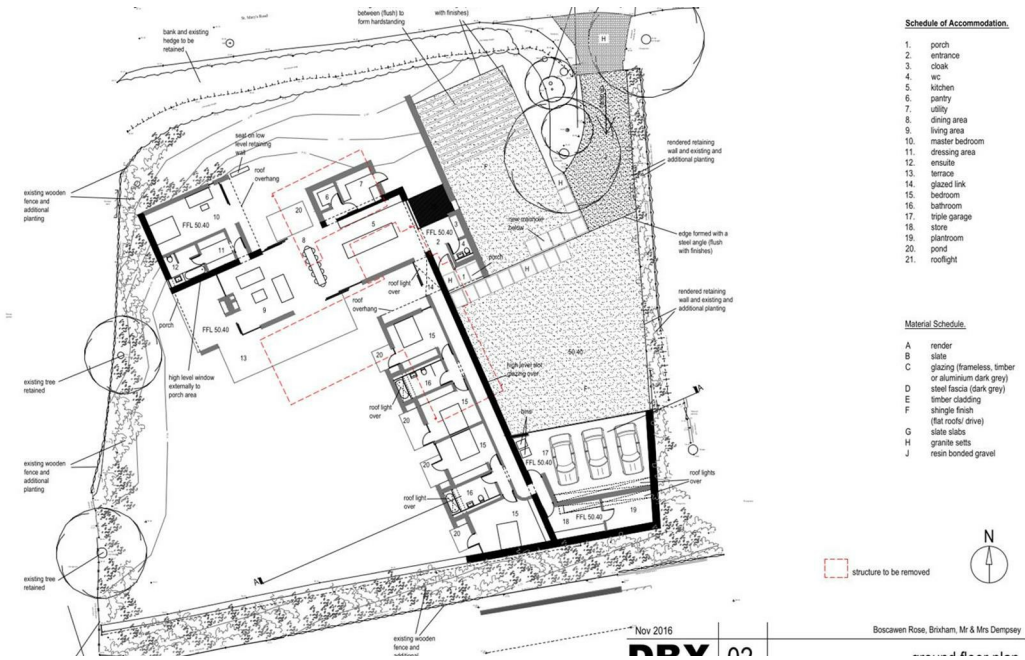


May 2017

DPV 10

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Boscawen Rose, Brixham, Mr & Mrs Dempsey



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The property provides ample off-street parking and turning space. The new double garage is well-suited for use as a gym or workshop, in addition to vehicle storage. The existing original garage is also spacious, with a convenient garden room/utility area beyond.

The location is perfect for those wanting proximity to Brixham town centre, easily accessible on foot. Additionally, it caters to those desiring a rural setting, with picturesque countryside walks available at the end of the quiet lane. The South West Coastal Path runs just above St Mary's Bay beach.

Excellent local schools are nearby, and St Mary's Park, part of the hamlet of St Mary's, features a charming square and parish church.

Established in 1993, Stan Bolt's architectural practice is renowned for imaginative, site-specific work, primarily in the South West. Despite being a small studio, they produce bespoke, meticulously crafted solutions for individual clients, completing only one or two projects annually. Stan Bolt's approach prioritises 'appropriateness,' ensuring a deep contextual response to function, site, and contemporary context, distinguishing the practice through an analytical and considered commitment to thoughtful building.

Stan is willing to meet any new prospective owners to help visualise this dream or amend to suit their requirements moving forward.



Council Tax Band: F



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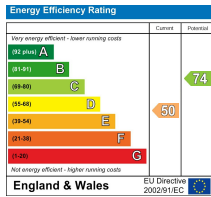
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GROUND FLOOR
2955 sq.ft. (274.6 sq.m.) approx.



TOTAL FLOOR AREA: 2955 sq.ft. (274.6 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: E



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