



Hollybank, 127 Berry Head Road, Berry Head, Brixham, Devon, TQ5 9AH
Freehold House - Detached
Price Guide £850,000

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A very rare opportunity to acquire a most spacious home on Brixham's very desirable Berry Head Road. A stunning location in which to enjoy the beautiful coastal walks immediately to hand. The harbour area, Marina and main centre are just half a mile away (bus service near by if required).

Hollybank is offered for sale for only the second time in 65 years. Built circa 1895 and occupying a plot just a few metres from the sea shore. There are many spectacular walks within a two mile radius including Berry Head Country Park, Sharkham Point, The Breakwater and Elberry Cove. Opposite the house is Shoalstone Beach and the seawater swimming pool. The Berry Head Hotel is a short walk away - with a wonderful terrace overlooking Torbay.

Hollybank offers great diversity and has recently been reinstated as a single dwelling. In addition the current owner has extended the kitchen to the rear creating a more spacious modern room ideal for families and entertaining alike.

The gracious rooms on the Berry Head Road elevation enjoy sea views across the Bay and at night the lights of Paignton and Torquay twinkle in the distance. The house has many original features including tiles, fireplaces, picture rails and deep skirting boards. The exceptional size loft also offers scope for development.



- Located Metres Away From The Waterfront
- Super Level Walks To The Harbour and Marina
- Views Stretch Over Torbay Towards Lyme Bay
- Highly Sought After Berry Head Road Location
- 6 Bedrooms And 3 Reception Rooms
- Large Kitchen Extension
- Double Garage, Parking For 2 Cars
- Detached Victorian House With Sea Views



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On the ground floor the property is accessed via an entrance hallway to the side of the property with the original Victorian floor tiles leading to a very spacious L shaped hallway. The front of the property offers two impressive bay fronted rooms; the lounge and formal dining room, both of which enjoy exceptional views out over Torbay. On the ground floor there are two double bedrooms one of which has an en-suite shower room. If 6 double bedrooms are not required, one could be used as a very spacious study/home office - one of the downstairs bedrooms is currently set up as a studio and one of the upstairs bedrooms is currently used as a dressing room.

The large kitchen extension to the rear of the property enjoys a very light and bright aspect and enjoys lovely views into the sub tropical planted rear garden. The modern contemporary kitchen is finished perfectly with a natural polished stone worktop and the opposite end of the extension has a seating area around a free standing wood burning stove making this a great space for entertaining all year round.

The rear garden is sheltered, level and easy to maintain, with much thought and attention put into its stunning sub tropical planting. A pathway leads around the rear garden from one end of the extension to the other, a lovely water feature and stunning planting opens out into a good size seating area where you can enjoy a lovely view of the garden and house.

The front garden has been planted with various mature shrubs, bushes and vegetables making it a very productive space. The property also benefits from a double width driveway leading to a double garage.

Internal viewing is essential to appreciate this stunning Victorian Villa.

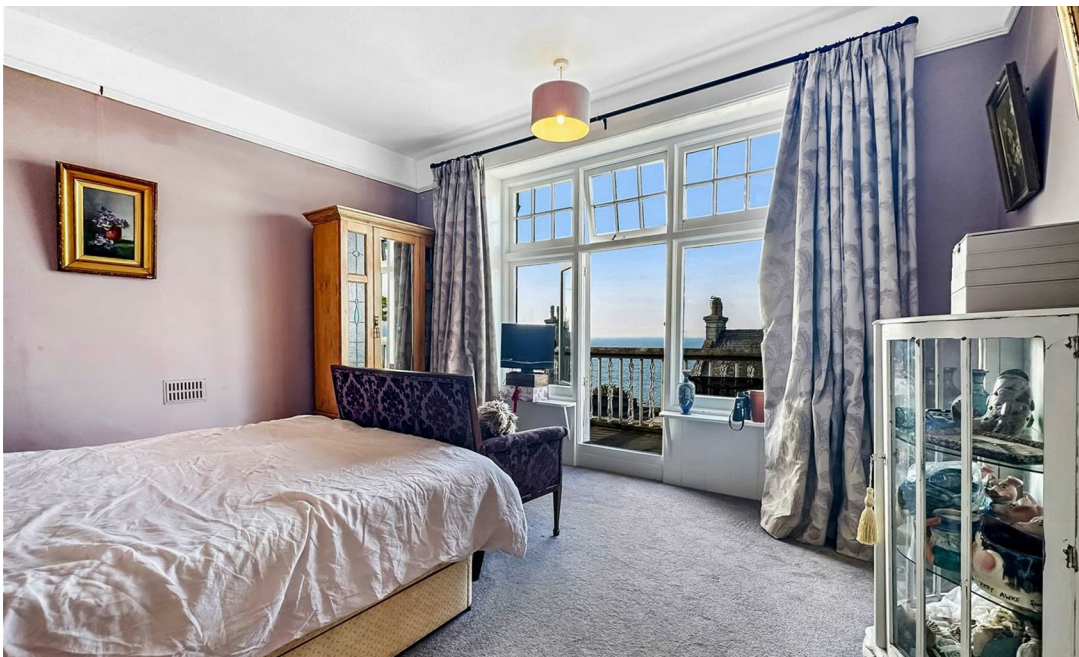


Council Tax Band: G



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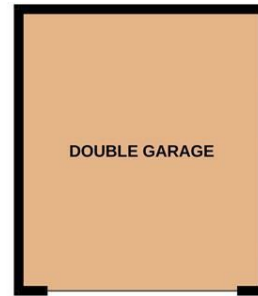
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GROUND FLOOR
1488 sq.ft. (138.3 sq.m.) approx.

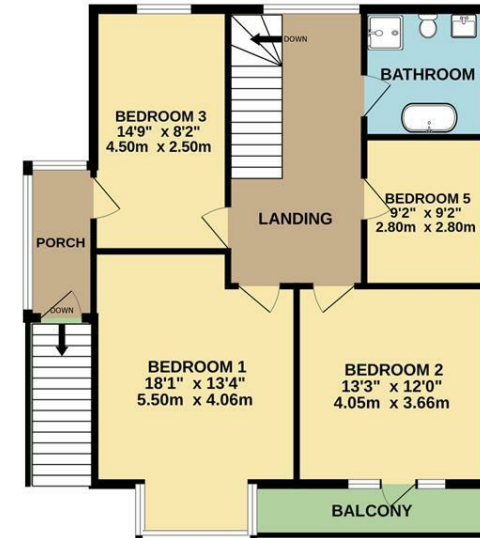


TOTAL FLOOR AREA : 2249 sq.ft. (208.9 sq.m.) approx.

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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1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D	60	66
	E		
	F		
Not energy efficient - higher running costs	G		

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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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