



York Lodge West 89a Berry Head Road, Brixham, Devon, TQ5 9AG  
Freehold House - Semi-Detached  
Asking Price £650,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



York Lodge West presents an excellent opportunity to acquire a spacious 3-bedroom family home in one of Brixham's most prestigious areas. This superb property occupies a generously-sized plot in an elevated position, offering commanding sea and coastal views across Torbay.

Currently utilised as a highly successful holiday let business with its own website and forward bookings, this property offers an ideal combination of investment potential and holiday home convenience. The location is consistently popular among those seeking proximity to the waterfront while enjoying a tranquil setting with minimal passing traffic from only one neighbour.

Access to the property is via a private lane from Berry Head Road, leading to only two properties. The parking area is ample, with a spacious turning area and a detached single garage.

Steps lead from the parking area to the front sea-view terrace, perfect for entertaining and relishing the magnificent panoramic sea views. The end of the terrace facing the sea enjoys abundant sunlight throughout the day, while the area closer to the conservatory offers a more sheltered spot.

The conservatory provides excellent access to the sea-view terrace and the kitchen, ideal for al fresco dining and entertaining. The main entrance to the property is found on the side, leading into a spacious entrance vestibule with ample space for outdoor wear. A secondary door leads to the inner hallway, where the impressive ceiling heights create a light and airy atmosphere.

The kitchen, located towards the front, is a generously sized room with space for an 8-seater dining table, perfectly positioned to enjoy the panoramic views. Fitted with bespoke real wood wall and base units finished with a smart paint finish, the kitchen allows for easy customization. Ample space is provided for kitchen essentials and storage.



- Exceptional Semi Detached Marine Residence
- 3 Spacious Reception Rooms
- Great Size Front & Rear Gardens
- Highly Sought After Berry Head Area
- 3 Bedrooms, One With En Suite
- Panoramic Sea & Coastal Views
- Large Garage & Parking
- Chain Free



**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736





**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



Towards the rear of the property, a large second bedroom currently accommodates a double bed and single bunk beds, benefiting from ample built-in wardrobe space and a dressing table area. Double French-style doors provide access to a secluded natural limestone-walled courtyard-style garden. Additionally, the main family bathroom on the ground floor comprises a freestanding claw-footed bath, a large walk-in shower cubicle, a Victorian-style WC, and a pedestal sink. The bathroom benefits from ample natural light and is finished with smart painted wall panelling.

Upstairs, the spacious landing opens out to the living room, where some of the best views can be enjoyed. A Juliet balcony adds a charming feature and allows fresh sea air to flow into the lounge during the summer months. A central fireplace in the lounge area serves as a focal point, with an inset electric fire.

On this level, there are two further bedrooms, including a smaller third bedroom comfortably housing a double bed, and the larger principal bedroom complete with fitted wardrobes, its own en suite shower room, and direct access to a sunny south-facing balcony.

The rear garden can be accessed either via steps to the side of the property or directly from the balcony. The top garden surprises with its size, comprising a good-sized sunny sea-view deck with a convenient summer house towards the property boundary.

The location is perfect for those seeking proximity to the marina, the main Brixham town centre, the picturesque harbour with its array of eateries and pubs, Shoalstone seawater pool, and Berry Head Country Park. It's an ideal setting to raise a family or to fully enjoy all that this charming port town has to offer.

In summary, York Lodge West offers a perfect blend of comfort, luxury, and investment potential in a prime coastal location.



**Council Tax Band: Exempt**



**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

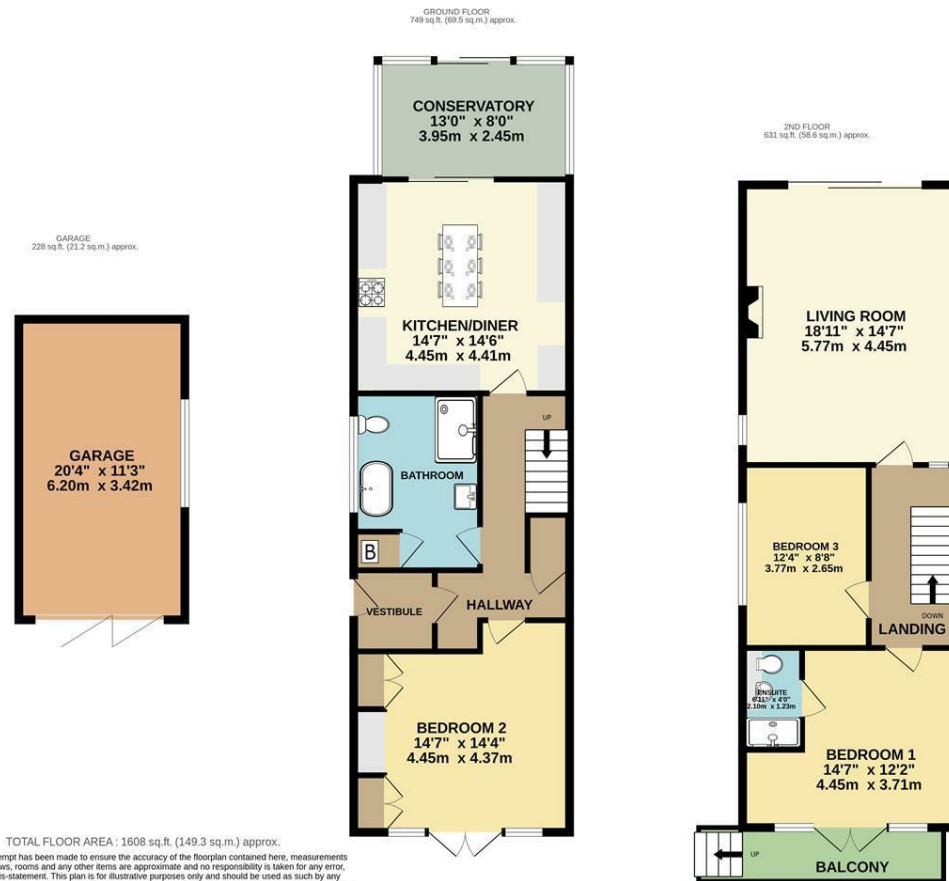




**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736





TOTAL FLOOR AREA: 1608 sq.ft. (149.3 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 ©2024

Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Find us on



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.

**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736