



Silvery Harvest, 1 Wolborough Gardens Heath Road, Brixham, TQ5 9DD
Freehold House - Detached
£1,225,000

boycebrixham
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Silvery Harvest is a four bedroom executive-style detached house located in Brixham's most desirable residential area, just a quarter-of-a-mile from the town and harbour areas. Constructed in the late 1980's and available now for the first time since 1996, the property features spacious and versatile living accommodation throughout, plenty of private and sunny outside space and some of the best sea views available in the South West.



The property is reverse-level, with the principle living accommodation and master suite maximising the views on the ground floor, with the remaining three bedrooms, a family bathroom and utility room on the lower ground floor. The property enters into a generous entrance hall with ample storage. To your left is a large, open plan kitchen, fitted with high-quality units and appliances. The room doubles up as a separate living space and opens out through sliding doors to the large, seaward-facing sun terrace. With an opening through to a light-and-bright dining room, also with sliding doors out to the terrace. The lounge is a particularly large room, with a dual aspect and enjoying some stunning 'armchair' views from Brixham harbour right around Torbay to Lyme Bay beyond. The master suite is again of generous proportions and is very light-and-bright. Serviced by a large ensuite bathroom with separate shower. A separate WC is also on hand to provide facilities for the rest of the ground floor.

The lower ground floor comprises three further double bedrooms, all of which are very well presented and enjoy the open seaward views with the rear garden in the foreground. A large, recently installed and stylish family bathroom is well positioned to service the bedrooms and there is also a handy utility room with access outside.

Outside, the property is very well screened from the roadside with some mature trees and a stone wall, adding to the sense of privacy. The bespoke metal gates open to a large driveway, with enough parking for 4+ cars, as well as a space to side which is ideal for a motorhome or boat. The large, detached garage offers versatile storage and workshop space, with additional storage in the eaves. The rear garden, to the seaward side is very open but with a great sense of privacy. A swimming pool has previously been refilled, and our vendors have created a very low maintenance, and versatile space, which is mostly laid to gravel and enjoys the views and plenty of sunshine.

Rarely available, the property sits amongst some of Brixham's most prestigious, and with its ample living space, excellent outside space and parking options, it's privacy from the road and incredible sea views, Silvery Harvest is sure to be popular with prospective buyers. Internal viewing is highly recommended.

Council Tax Band: G

- Large, Four Bedroom Detached House
- Stunning Bay & Harbour Views
- Close To Town & Harbour Locations
- Spacious Living Accommodation Throughout

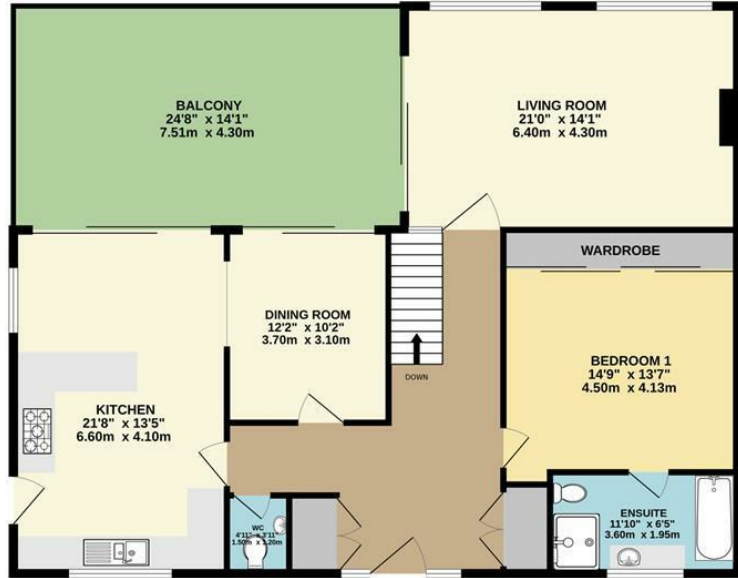
- Set In Brixham's Most Sought-After Area
- Impressive Sun Terrace & Rear Garden
- Large Detached Garage With Eaves Storage
- Set Within A Generous Sized Plot



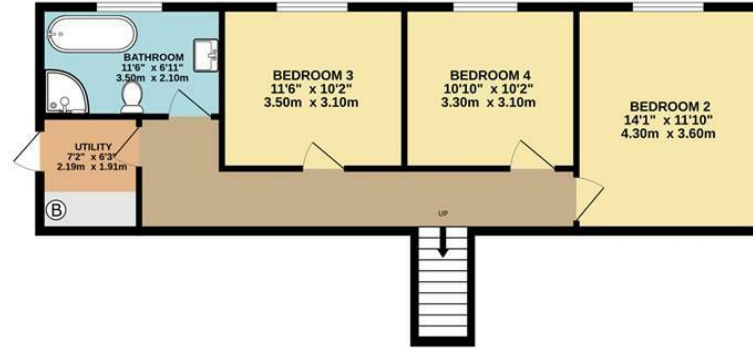


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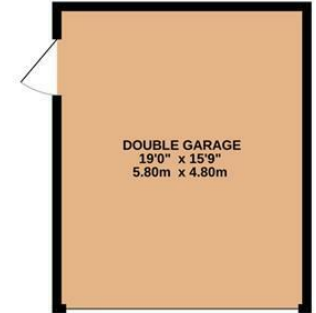
GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



LOWER GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



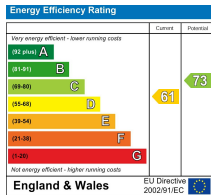
OUTSIDE
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 2248 sq.ft. (208.8 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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