



Seaholme, 20 Berry Head Road, Berry Head, Brixham, Devon, TQ5 9AH
Freehold House - Terraced
£750,000

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A wonderful example of a Grade II listed former coastguard's cottage uniquely constructed from Portland stone. Arguably one of the best positions in the Bay for panoramic views - which span from Brixham's Outer Harbour, Breakwater, Torbay, Lyme Bay and surrounding coastline, with Dartmoor in the NW distance.

The entrance to Berry Head Nature Reserve with its trees, lovely walks, cafe and breathtaking scenery is about 1/4 of a mile away. Shoalstone Beach and the open-air sea-water swimming pool are situated less than 50 yards from the base of the garden where there is a private gate. 'Shoals' family-owned restaurant is also in the vicinity and makes for a great fish supper! The Berry Head Hotel is a short walk away with a fabulous sea view terrace, and year-round events. Brixham harbour and shops are just over 1/2 a mile away - a pleasant level walk with views of the bay along the way. A local bus service runs nearby too.

'Seaholme' was constructed in 1888 for the coastguards who used to man the lookout at Berry Head. The cottage is very deceptive in size, making it larger than may appear from the roadside. The kitchen/diner is cleverly designed to make the most of the panoramic views from two aspects, which also overlook the generous rear garden. There is also a shower room, utility cupboard and study/bedroom 3 occupying the ground floor. The main living space is open plan, and is dual aspect making it very light and airy. There is a wood burning stove for those cosy evenings in, whilst watching the twinkling lights over Torbay. The first floor offers two good size double bedrooms, with characterful fireplaces and a family bathroom across the hallway. The master is of particular note, set to the rear of the property taking in the views through the traditional sash windows and boasting a large wardrobe (also housing the gas boiler) and cupboard built in.



- Unrestricted 180 Degree Panoramic Sea Views
- Off Road Driveway Parking
- Level Walk To Marina, Harbour & Town Centre
- Spacious & Versatile Accommodation
- Highly Sought After Coastal Residence
- Large Rear Garden With Sunset & Views
- Near Berry Head Country Park & Outdoor Pool
- Grade II Listed Stone Built Coastguard Cottage



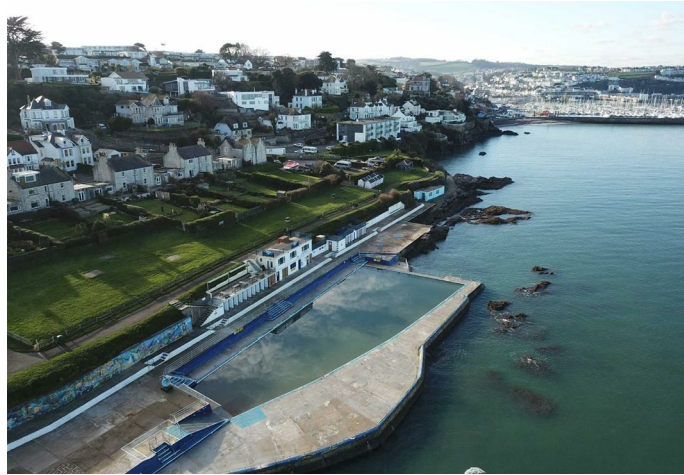
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To the front of the house there is a driveway providing off road parking. The gated access from the road takes you to a walled lower courtyard with mature hedging and has a paved path to the either of the two front doors. The rear garden is a real gem! Being one of the larger gardens on the road, there is a large sun terrace from the kitchen/diner with the most fantastic sea views, looking down the lengthy, enclosed and well maintained lawn. The high hedging gives a superb degree of privacy, but also allows the views to be uninterrupted. There is also the considerable bonus of the direct, private access right onto Shoalstone beach and Lido, via the locked gate at the bottom of the garden.

This home could also lend itself to being a second residence with great letting potential commercially. The location is perfect in every way - benefitting from being slightly secluded, yet has the convenience of being able to walk into Brixham town centre. A real piece of Brixham heritage, and not to be missed!



Council Tax Band: E



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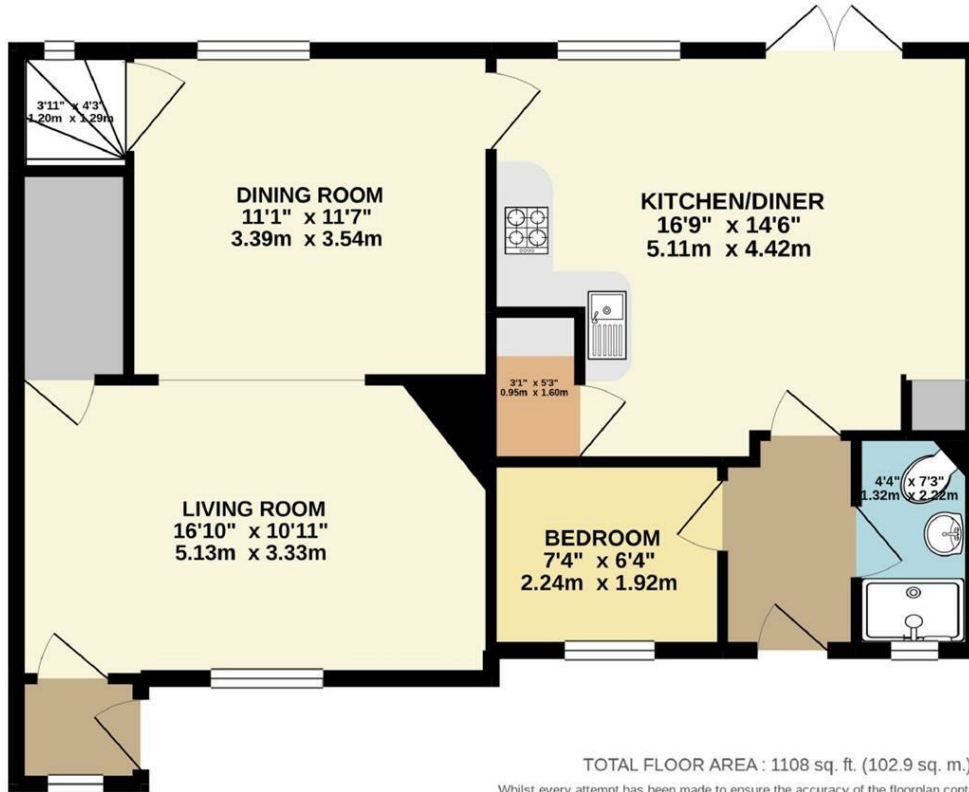
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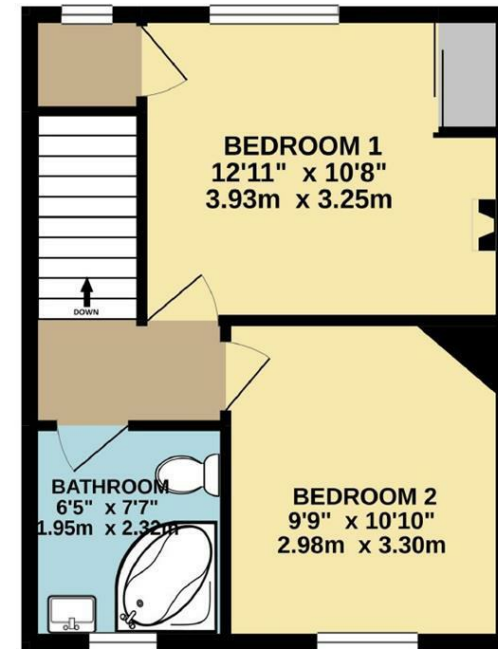
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GROUND FLOOR
740 sq. ft. (68.8 sq. m.) approx.



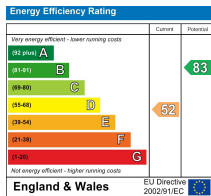
1ST FLOOR
367 sq. ft. (34.1 sq. m.) approx.



TOTAL FLOOR AREA : 1108 sq. ft. (102.9 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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Current EPC Rating: E



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