



Nut Tree House, 58 Milton Street, Brixham, Devon, TQ5 0AR
Freehold House
£775,000

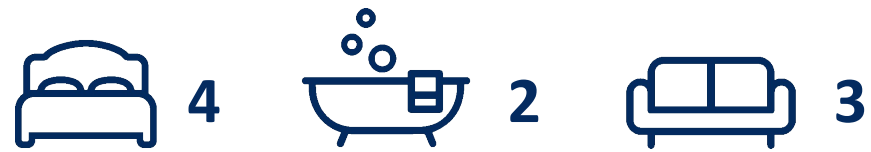
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email property@ljboyce.co.uk call 01803 852736

Available for the first time in over 30 years, we are delighted to bring 'Nut Tree House' to the open market. A beautifully presented Grade II listed house (with original deeds dating back to 1740) and occupying a substantial plot in Higher Brixham, on the town's rural fringe. With Brixham, Kingswear and Dartmouth nearby, this family home enjoys an idyllic location providing easy access to the rest of Torbay and beyond. Its proximity to good primary and secondary schools, including the convenient bus route to Churston Grammar School, makes it an ideal choice for families seeking quality education for their children.

There is an abundance of recreational opportunities in the vicinity; with the South West Coast Path and Berry Head nearby, residents can enjoy picturesque walks and outdoor activities, fostering a healthy and active lifestyle for all members of the family.

The property itself opens into a stunning entrance hall, laid to original flagstone flooring - immediately making clear the quality on offer in this well-loved home. There are two generously sized reception rooms set to the front, including the impressive lounge. A spacious dual-aspect room which is very light-and-bright and boasts a traditional bay window, open fire and french doors out to the rear. The second reception room is a versatile space, characterful and large, with the inclusion of a separate WC just off. Further along the entrance hall is a large dining room which is a great room for hosting guests, enjoying a pretty aspect out to the rear garden and linking neatly to the adjacent kitchen.

The kitchen is set to the rear/left of the property and offers a high quality kitchen - perfectly blending the character of the property with modern facilities and styling. There are premium integrated appliances including 'Bosch' dishwasher and the following 'Neff' appliances: integrated fridge, 'hide & slide' oven, microwave oven combination, induction hob and matching extractor hood over. There are light coloured quartz worktops, ample cupboard space and the ultimate kitchen luxury - a walk in pantry! Just off is the rear porch with access outside and upstairs, via the historic service stairs.



- Stunning Grade II Listed Family Home
- Four Bedrooms, Three Reception Rooms
- Incredible Private And Sunny Gardens
- Popular Semi-Rural Location In Higher Brixham

- Occupying A Particularly Large, Green Plot
- Sweeping Driveway & Ample Off Road Parking
- Beautifully Presented Throughout
- Offering Luxurious, Country-Style Living



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Upstairs, from either the staircase from the entrance hallway or the staircase off the kitchen, you can find a wealth of well presented and spacious rooms, including four excellent bedrooms, a stunning family bathroom and versatile study or craft room. All the bedrooms are of a good size with three doubles and a large single. The master bedroom is of particular note - a dual aspect room, overlooking the rear garden with access out - perfect for a morning coffee! There is a big ensuite shower room with dressing room just off. The family bathroom is a luxurious example, featuring freestanding bathtub, separate shower and an eye-catching unit with inset sink.

The outside of Nut Tree House is truly special. With a plot covering around 0.45 acre, the grounds enter via electric wooden gates and up a sweeping driveway where there is ample, level parking for many vehicles atop a gravel standing. Beyond this, and separate to the main rear garden from the back of the property, is a wonderful produce garden. Lovingly curated by our vendors who currently grow a plethora of fruit and vegetables including apples, pears, plums, damsons, raspberries, blackberries and nuts! There is a large (20sqm) stone built workshop (with light and power) and garden shed adjacent (again with light and power). The main garden, from the rear of the property is a sublime, country-style garden. Enclosed for privacy by a traditional cock-and-hen stone wall the garden escalates from the sunny courtyard space at ground floor level up to a lovely seating area - perfect for dining al-fresco or entertaining - where you can enjoy the full scale of the garden beyond. Bursting with colour and charm, the space is set over two levels, surrounded with well established shrubs, dotted with aesthetic features and just generally a beautiful place to be!

The property enjoys gas central heating throughout, the wooden windows are well-maintained with original Georgian sashes at the front. Nut Tree House is a real 'one-off' and viewing is highly recommended in order to fully appreciate all that's on offer.



Council Tax Band: F



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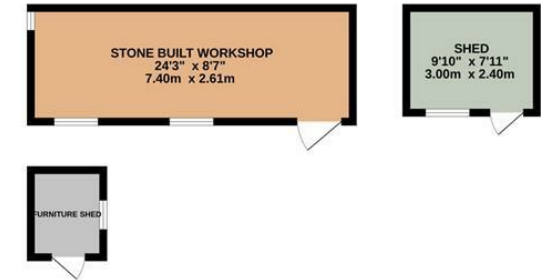


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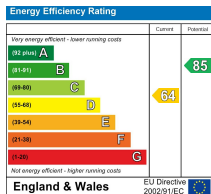
OUTSIDE
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq.ft. (212.3 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.
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Current EPC Rating: D



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