



Luss Brae Victoria Road, Brixham, Devon, TQ5 9AR  
Freehold House - Detached  
Asking Price £975,000

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An exceptional detached home located in one of the most desirable residential districts of Brixham. Less than a quarter of a mile from Berry Head Country Park, this property offers easy access to coastal walks and nature parks. Shoalstone seawater pool and the foreshore are even closer, while the town centre, harbour, and marina are just over half a mile away, accessible via Berry Head Road along the seashore. Higher Ranscombe Road provides a convenient route in and out of Brixham, avoiding central traffic.

The interior of Luss Brae has been thoughtfully extended and maintained to a high standard by the current owners. The beautifully landscaped and sunny garden complements the smart condition inside, enjoying delightful countryside and bay views.

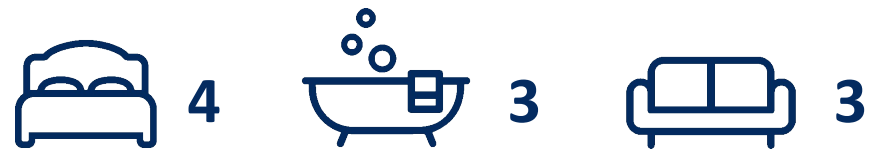
Privacy from the road is ensured by a substantial stone wall with two pairs of timber gates, leading to a paved "drive in drive out" parking area and a large garage. This setup provides ample space for vehicles, a car enthusiast and secure access to the property.

The kitchen is fitted with a comprehensive range of oak, panel-fronted wall and base units, featuring a contrasting bull-nose worktop and complementary tiled splashback. Built-in wine racks, glazed display wall units, and soft-close drawers add to the kitchen's functionality. Stylish ceramic floor tiling continues through to the separate large utility room with a downstairs WC just off.

The large living room offers stunning views over the rear garden and connects to the dining area and kitchen, creating an ideal space for entertaining. This open-plan layout provides ample room for large families and social gatherings.

The ground floor includes a generously sized double bedroom with an en-suite bathroom, perfect for those needing ground-floor accommodation or as a separate guest area. Additionally, there is a study on the ground floor.

Upstairs, the first floor features three further double bedrooms. The main bedroom enjoys wonderful sea and woodland views and includes an en-suite shower room. Another separate bathroom serves the remaining bedrooms. Bedroom four also offers beautiful bay views towards Torquay and beyond.



- Fantastic Size Detached House
- Near Seawater Lido & Stunning National Park Land
- Highly Sought After Port Town Location With Marina
- Ideal For Retirement Offering Ground Floor Living
- Located In Highly Sought After Berry Head Area
- Close To Great Schools & Leisure Facilities
- Breathtaking Countryside & Sea Views
- Planning Permission Granted



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The outside gardens are meticulously maintained with a large, sunny south-facing terrace accessible from the main living spaces. This area opens out onto secluded, private gardens with mature shrub borders and pretty planted flower beds. A garden pond with a seating area provides tranquil views of Lyme Bay.

There is a timber home office situated in the garden, perfect for enjoying the views together with a separate timber summer house including additional shed space for gardening equipment. The lower gardens are near completion with formal pools, planting beds and seating area.

Brixham is approximately 30 miles south of Exeter, a major city with extensive shopping, dining, and cultural attractions. Exeter is accessible by car in about 45 minutes via the A380 and A38.

For air travel, Exeter International Airport is around 32 miles away, reachable in approximately 50 minutes by car. The airport offers flights to various domestic and international destinations.

The nearest major train station is in Paignton, about 6 miles from Brixham. Paignton station provides direct services to Exeter, which then connects to the broader national rail network, including direct trains to London Paddington.

Overall, Victoria Road in Brixham offers a well-connected location, with easy access to major cities, airports, and train lines, ensuring convenience for both local and long-distance travel.

Agent's Note: Planning permission for extension works has been granted under Torbay P/2020/0542, approved on 24 September 2020. Substantial works were started in May 2023 under Building Control Reference 23.03425 (Neil Palmer) and completed and inspected on the rear elevation to DPC.



**Council Tax Band: G**



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TOTAL FLOOR AREA : 2842 sq.ft. (264.0 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:

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