



9 Wall Park Close, Brixham, TQ5 9UN
Freehold House - Detached
£695,000

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'The Sand Castle' is a splendid example of a spacious detached home, meticulously designed to offer versatile accommodation. Spanning two floors in a reverse-level layout, the house is bright and airy throughout. Currently operating as a successful holiday let generating circa £50,000 per year, 9 Wall Park Close is beautifully presented and finished to a high standard, featuring many modern conveniences.

The first floor predominantly houses the superb living space, which is largely open plan, creating a wonderfully sociable environment. The well-equipped kitchen includes a range of integrated appliances, such as an electric oven, microwave, hob, and dishwasher. Adjacent to this is a convenient breakfast area and a formal dining area located within the generous sunroom, which also provides access to the rear garden.

The delightful living room complements the dining areas beautifully, with sliding doors leading to a balcony that not only floods the room with natural light but also offers additional views over the rooftops towards the harbour.

Beyond the living area, there is a fabulous principal bedroom with a large bay window, along with two further double bedrooms, one of which has access to the rear garden and a family shower room.

The ground floor accommodates two more generous double bedrooms, currently set up as a family room and a bunk room, as well as a shower room and a separate cloakroom.

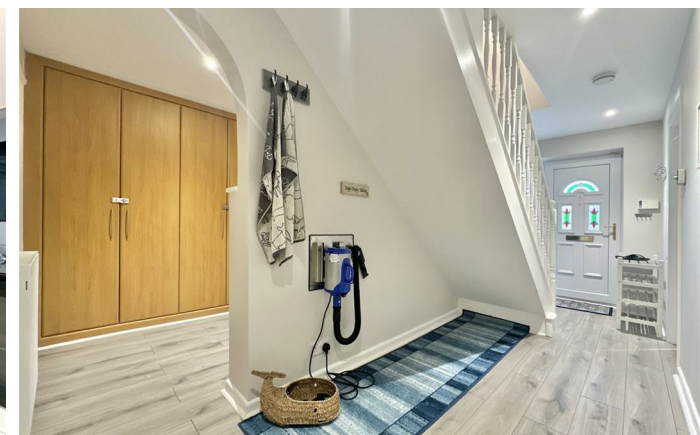
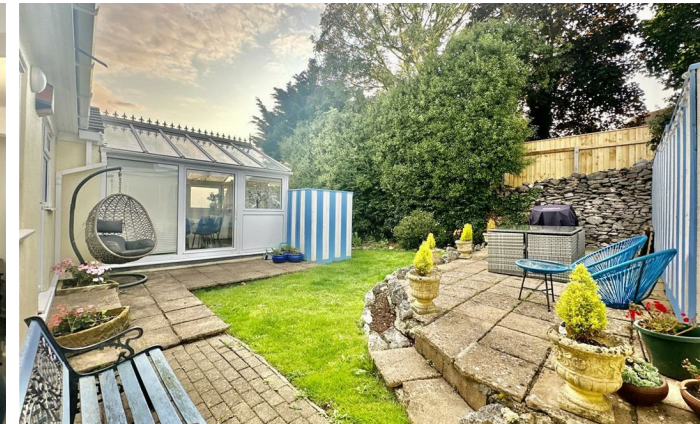
There is also a spacious hobby room with its own, separate entrance from the side, as well as a large utility/laundry room just off, offering a range of possibilities. This space lends itself quite naturally to self-contained, 'annexe' accommodation for multi-generational living or an income stream (subject to any necessary consents). Alternatively, it could be used as a cinema room, bar area or a large home office/studio.

Outside, to the front, there is ample off-road driveway parking and a pretty lawned garden bordered by shrubs, while the rear garden is also laid to lawn. Wonderfully private and well-fenced, there is a terrace which perfect for alfresco dining, along with a summerhouse for further storage.

Council Tax Band: E



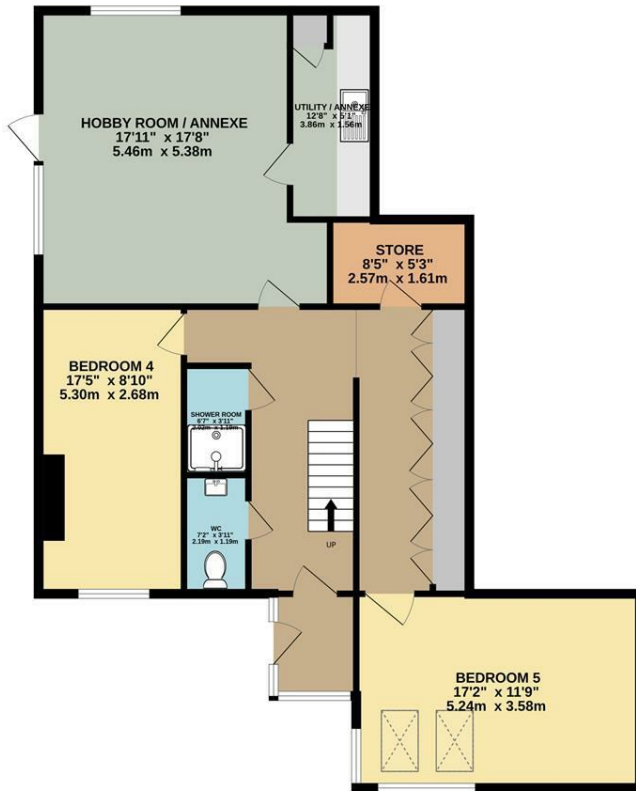
- Impressive Five Bedroom Detached House
- Obvious Scope For Large Annexe
- Desirable Berry Head Location
- Offered With No Onward Chain
- Currently A Very Successful Holiday Let
- Beautifully Presented Throughout
- With Ample Off Road Parking
- Spacious And Versatile Family Home / Investment



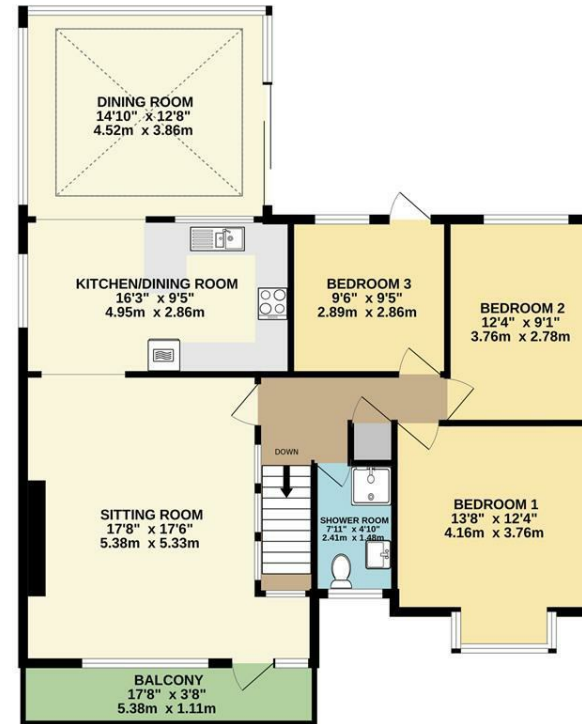


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GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



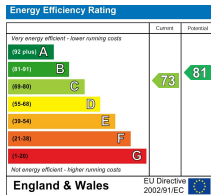
1ST FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 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: C



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