



Headland View, 9 Lands Road, Brixham, Devon, TQ5 9AS
Freehold House - Detached
Asking Price £1,375,000

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email property@ljboyce.co.uk call 01803 852736

Nestled in one of Brixham's premier residential areas on Lands Road, this stunning marine residence has undergone a comprehensive renovation, elevating it far beyond its original specification. The property showcases exceptional architectural design and occupies a spacious plot with breathtaking 180-degree panoramic views across Torbay, extending to Torquay. This home exudes an inviting atmosphere, making it ideal for entertaining or simply basking in the beauty of the English Riviera coastline.

Conveniently situated, the property boasts excellent transport links, facilitating easy access to both local and regional travel. Nearby bus routes and the Brixham ferry ensure seamless commuting, allowing residents to explore surrounding towns and attractions effortlessly. The mainline train station at Paignton connects to major destinations, while Exeter Airport serves numerous domestic and international routes.

Families will appreciate the proximity to highly regarded educational institutions, including Churston Grammar School and other excellent local schools. The location offers a quick commute for students of all ages, ensuring a high standard of education is readily available, making it perfect for families looking to join a vibrant community.

Leisure enthusiasts will delight in the nearby Shoalstone Sea Water Pool, a charming spot for swimming and relaxation, providing a unique sea water experience on warm summer days. Additionally, the Brixham Leisure Centre, just a 10-minute walk away, offers indoor swimming and a variety of recreational activities suitable for all ages.

Nature lovers will find direct access to the South West Coastal Path, celebrated for its stunning landscapes and dramatic coastline. Invigorating walks with breathtaking views await, ideal for both casual strolls and more challenging hikes. Nearby Berry Head features an array of countryside trails, catering perfectly to outdoor enthusiasts.

This residence offers ample off-road parking, complemented by a secure integral garage with an electronic side-opening roller door. This spacious garage is perfect for hobbyists or anyone needing extra storage, enhancing convenience in this sought-after area.



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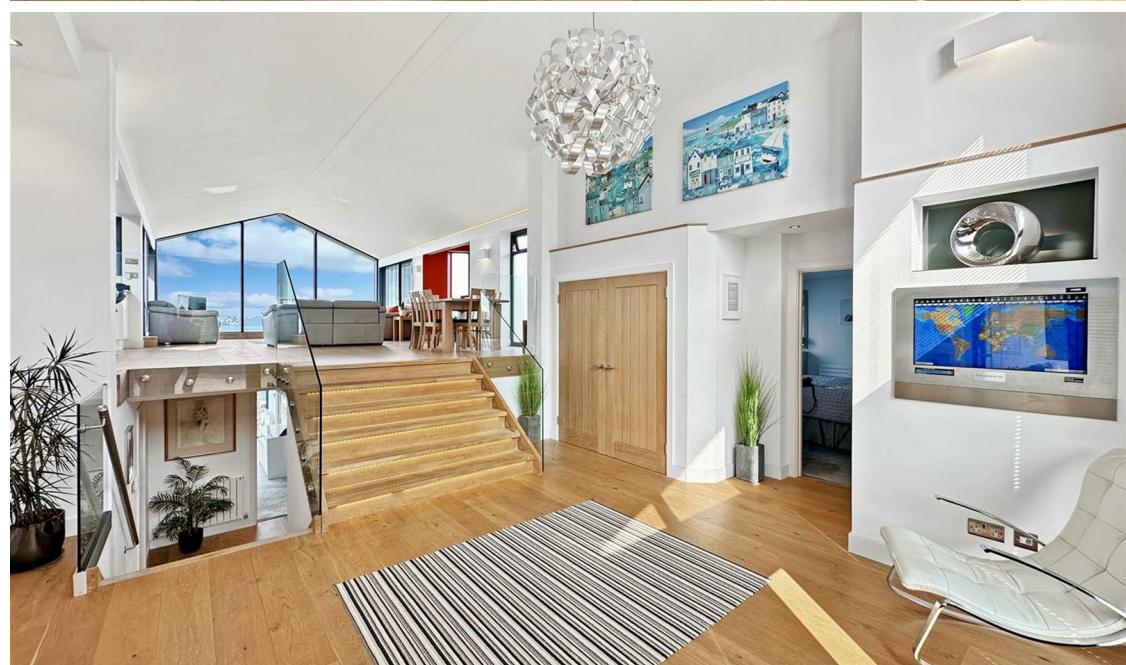


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- Panoramic 180 Degree Sea Views
- Set In Attractive Mature Gardens
- 3 Double Bedrooms With 3 En-Suites
- Large Integral Garage, Wine Cellar & Basement

- Most Desirable Residential Location
- Contemporary Marine Architectural Design
- Potential For 4th Bedroom With En Suite





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Upon entering, you are greeted by an impressive vaulted reception hallway that frames stunning views, setting the tone for the home's open-plan layout. A stylish staircase leads to the main living areas, seamlessly connecting indoor and outdoor spaces to maximize enjoyment of the surroundings.

The main living area features floor-to-ceiling glass windows that capture some of Brixham's finest vistas. This open-plan space is designed for entertaining, complete with a large breakfast bar island that seats six. An elegant modern wood burner, recessed into a circular turret, adds warmth and charm, creating a cosy atmosphere for relaxing evenings.

On the ground floor, you'll find a secondary snug lounge with an adjoining office, which can easily be converted into a fourth double bedroom with an en suite if needed. The second bedroom boasts a beautifully finished en suite shower room, ensuring comfort for guests and family alike, while a guest cloakroom is conveniently located off the reception hallway.

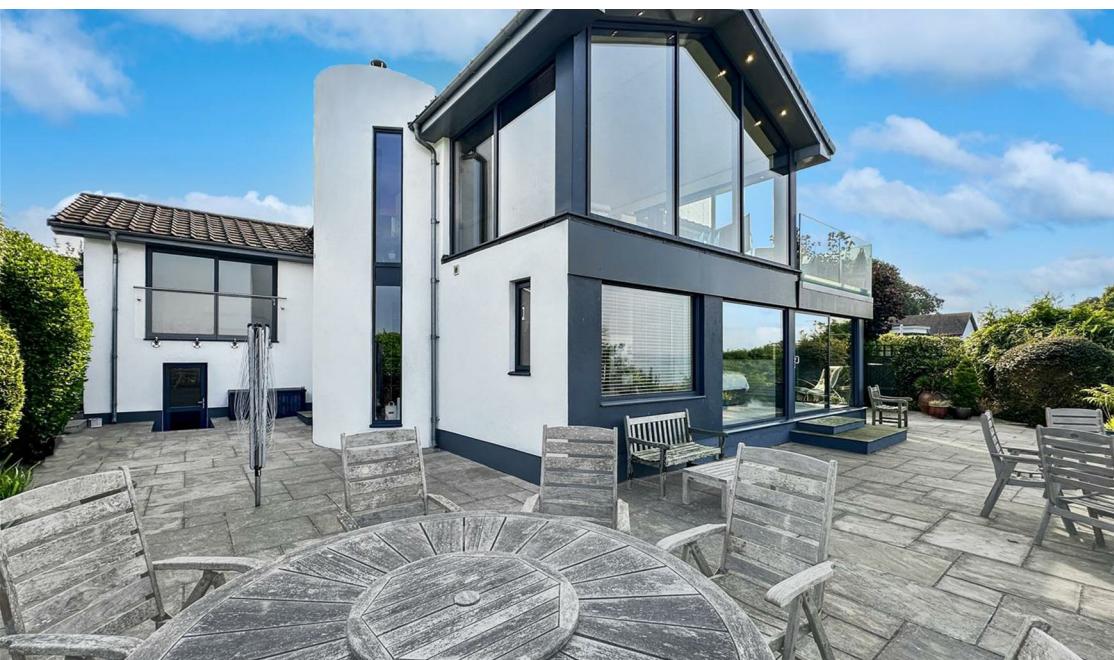
On the lower ground floor, the principal bedroom features a dressing room and an impressive contemporary bathroom suite, complete with a freestanding bath positioned by the window to enjoy panoramic views. A third double bedroom includes built-in wardrobes and an en suite shower room. This level also offers a laundry room with an additional WC, providing direct access to the garden—ideal for airing laundry.

A lower cellar area includes a wine cellar and additional storage space, housing the boiler, hot water tank, and connections for a solar water heating system. The property benefits from a combination of zoned underfloor heating and conventional convection radiators.

Outside the property has access to another storage area which is located under the snug lounge area, perfect for gardening equipment or as a wood store. The gardens are equally as impressive as the home, featuring a large Indian sandstone terrace that spans the width of the home. This outdoor space provides magnificent sea views and overlooks beautifully landscaped gardens with a level lawn and vibrant mature borders. A secluded "secret" garden area serves as a private sun trap, perfect for quiet relaxation amidst the natural beauty of the surroundings.

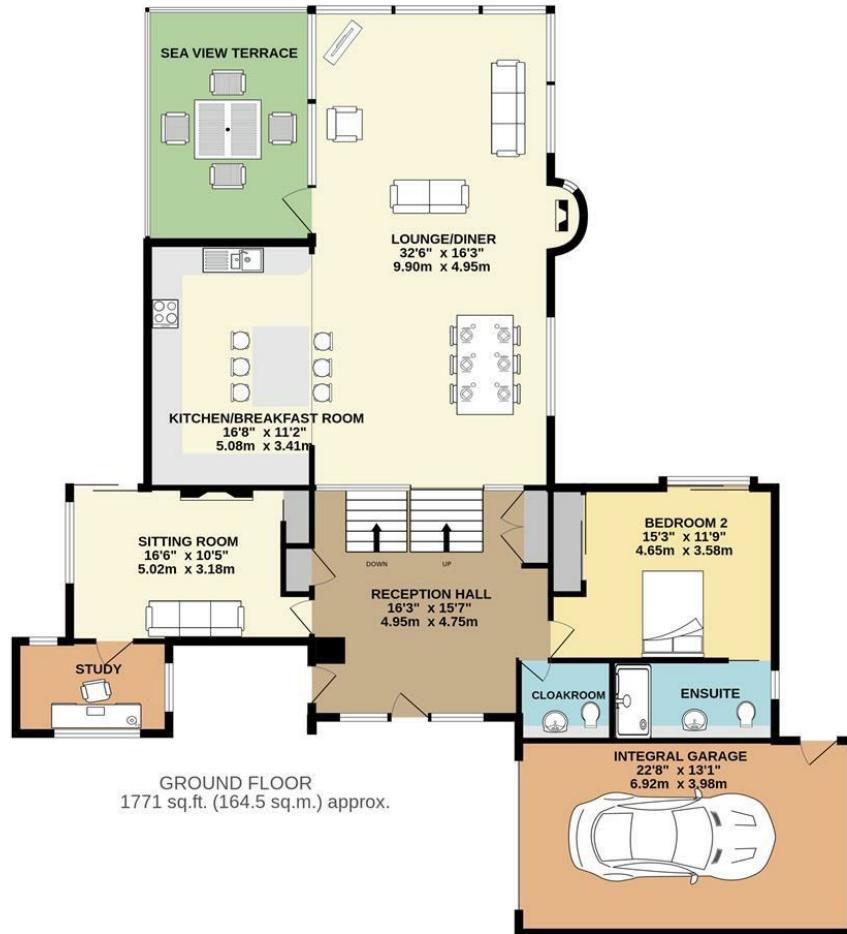
Council Tax Band: G





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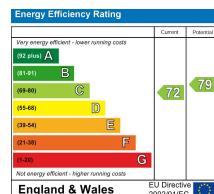
TOTAL FLOOR AREA : 2964 sq.ft. (275.4 sq.m.) approx.

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



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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