



Parkham Villa 11 Burton Street, Brixham, Devon, TQ5 9HT
Freehold House - Detached
Asking Price £695,000

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Parkham Villa is an exquisite Grade II listed detached period property that has undergone a comprehensive and sympathetic refurbishment in recent years. Meticulously restored to the highest standards, this remarkable home combines modern comforts with classic character. The extensive renovations began with a new roof, followed by careful restoration work throughout, including the stunning front verandah, which has been faithfully recreated to match the original design. The attention to detail is evident throughout, ensuring that the property retains its historical charm while offering contemporary living.

Situated in a highly desirable location within Brixham, Parkham Villa is perfect for those seeking the convenience of a central position, just a short walk from the town centre and harbour area. The property enjoys a peaceful and secluded atmosphere, tucked away from the hustle and bustle, yet still close to all the local amenities. Its tranquil south-facing aspect ensures that the home is bathed in natural light throughout the day, providing an ideal setting for relaxing and entertaining.

One of the key features of this home is its exceptional transport links. Brixham is well-connected by both road and public transport, with local bus routes providing easy access to nearby towns and attractions within Torbay. The nearby train station in Paignton offers regular services to Exeter and beyond, while the local road network makes commuting straightforward. For those seeking the beauty of the English Riviera, Parkham Villa is ideally situated to enjoy all that this stunning area has to offer.

For families, Parkham Villa is well-positioned with excellent schools within easy reach, making it an ideal choice for those with children. The property is also surrounded by a wealth of natural beauty, with a wide variety of coastal walks and outdoor activities available nearby. The Breakwater, Berry Head Country Park, Sharkham Point, and Elberry Cove are all within a two-mile radius, offering residents ample opportunities to enjoy the fresh air and scenic landscapes of the Torbay area.

Upon entering Parkham Villa, visitors are welcomed into a grand entrance hall with high ceilings and a beautifully curved staircase leading to the first floor. The entrance hall sets the tone for the rest of the property, showcasing its spaciousness and elegance. To either side of the hall, two generous reception rooms provide a perfect space for both relaxing and entertaining, with one of these rooms offering a handy office or study area for those who work from home.

The principal living areas of the home are designed to make the most of the surrounding views, with large windows overlooking the front terrace and the charming walled gardens. The layout is ideal for family living, offering both privacy and open spaces for social gatherings. The rooms are flooded with natural light, creating an inviting and airy atmosphere throughout the property.



- Superbly Renovated Throughout
- Under Floor Heating To Kitchen & Dining Room
- Ample Off Road Parking
- Stunning Detached Period Property
- Bespoke Fitted Kitchen With Large Aga
- Lovely Secluded Walled Gardens
- Close To Town & Harbour
- Chain Free





The kitchen diner is another standout feature of Parkham Villa. Designed with the keen cook in mind, the bespoke kitchen boasts real wood cabinets, natural granite worktops, and clever storage solutions, including a large pantry cupboard. The kitchen also features an impressive double-sized Aga, which serves as a focal point of the room, and a central breakfast bar island, perfect for casual dining and socialising. The space flows seamlessly into the dining area, where large windows offer views over the peaceful inner courtyard garden.

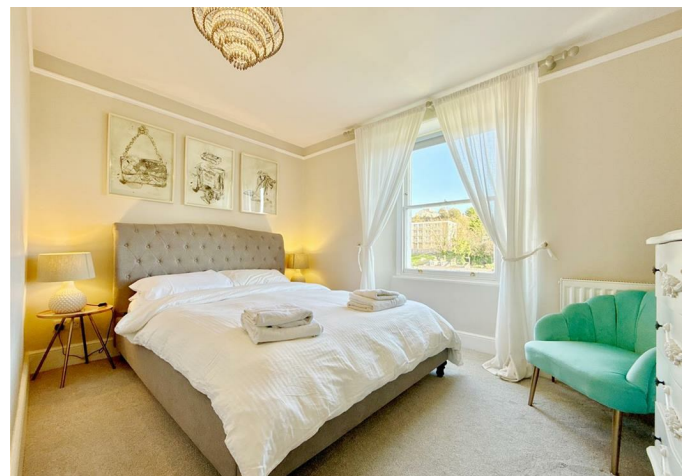
In addition to the main living areas, the ground floor of Parkham Villa also includes a convenient shower room, a utility area, and an external WC. A hatch in the dining room provides access to the basement, a fantastic and versatile space that could be used as a wine cellar or for additional storage. The basement area is an added bonus, offering further potential to enhance the property's already impressive features.

Upstairs, Parkham Villa offers an abundance of space, with four generously sized double bedrooms, three of which are en suite. A fifth single bedroom is ideal for use as a child's room or guest room, while the family bathroom provides additional convenience. A staircase rises to the loft room, which offers flexible space that could be used as a sixth bedroom, a hobby room, or a playroom, depending on the needs of the new owners.

The outside of the property is just as impressive as the interior. Parkham Villa enjoys a great deal of seclusion, being set in an elevated position that provides both privacy and stunning views. The gardens are beautifully landscaped, with charming limestone walls surrounding the perimeter, along with well-maintained paths and planting borders. The central feature of the garden is a lovely green-shaped lawn, complemented by a gravel path that leads to the road connecting the property to the town.

For those who love outdoor living, Parkham Villa offers several options for al fresco dining and relaxation. The courtyard-style patio, located just off the dining room, features a serene pond water feature in the corner, creating a peaceful and tranquil atmosphere. Additionally, a larger raised patio area provides the perfect setting for enjoying summer evenings with family and friends, ideal for BBQs or simply soaking up the beauty of the surroundings.

With its perfect blend of historic charm and modern luxury, Parkham Villa offers a rare opportunity to own a beautiful period property in one of the most sought-after locations on the English Riviera. Whether you are looking for a family home or a peaceful retreat close to the coast, this property ticks all the boxes. Its combination of exceptional living space, proximity to Brixham's town centre, and its stunning gardens make it a truly unique and desirable home.



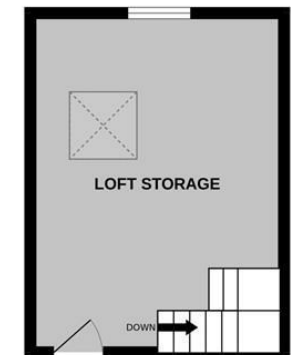
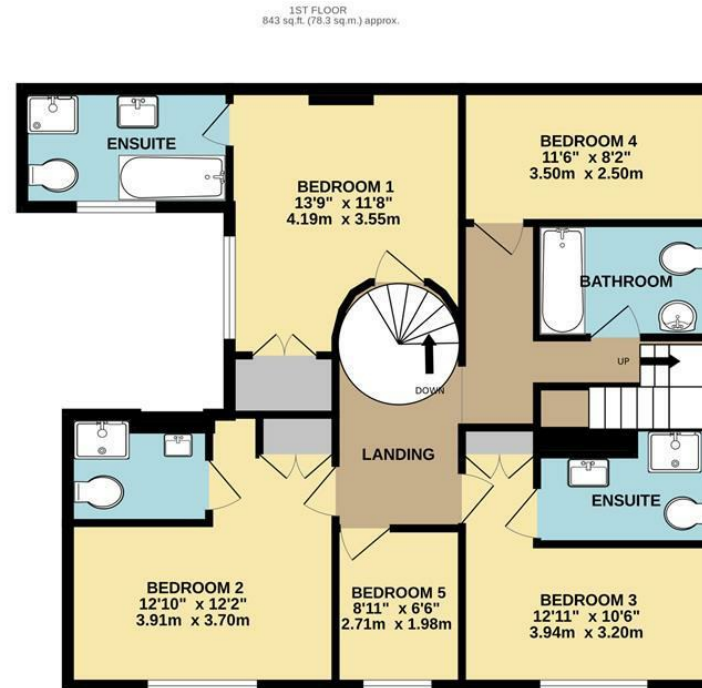
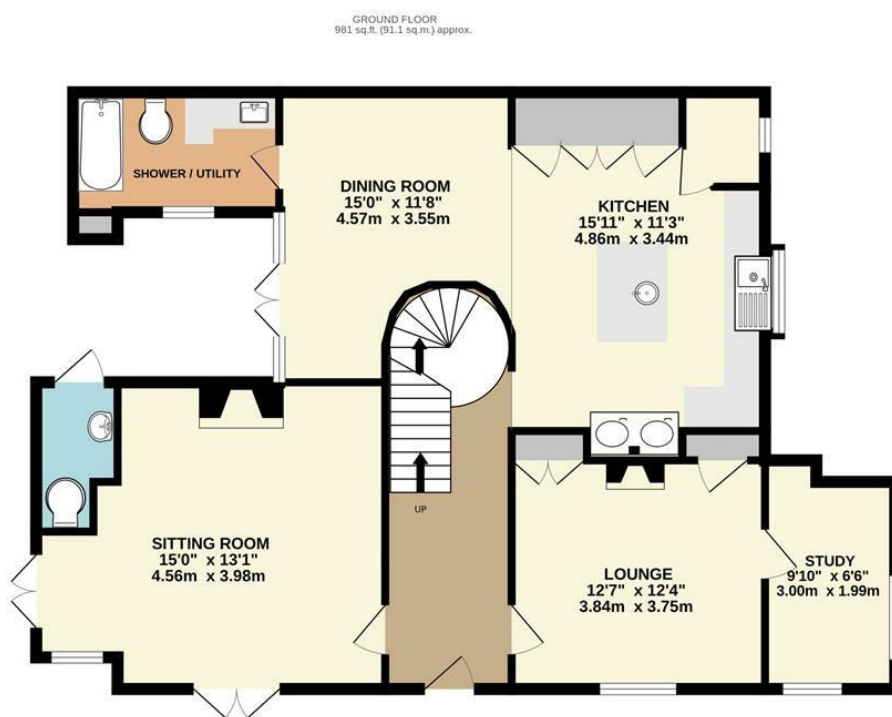
Council Tax Band: E



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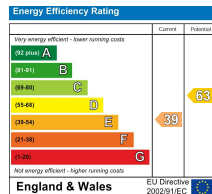




TOTAL FLOOR AREA : 2029 sq.ft. (188.5 sq.m.) approx.

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Current EPC Rating: E



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