



The Cottage 2 Brunel Road, Paignton, TQ4 6HN
Freehold House - Detached
Asking Price £595,000

boycebrixham
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Offered for sale for the first time in over 40 years, "The Cottage" presents an exceptional opportunity to acquire a superb family home in one of the most coveted areas of the English Riviera. Built in the 1930s by the esteemed Staverton Builders—renowned for their work on the Dartington Hall Estate—this property stands as a testament to quality craftsmanship and timeless design.

Featured in an Ideal Home exhibition as an exemplary family residence, this property enjoys an enviable position with close proximity to Broadsands Beach and the renowned South West Coastal Path. This location truly offers something for everyone, whether you're an avid water sports enthusiast, a nature lover, or someone who enjoys the peace and tranquillity of a sought-after coastal environment.

The proximity to Broadsands Beach is a particular highlight. Walking to the beach from your front door is an undeniable advantage for those seeking to enjoy the seaside, be it for a morning swim or an afternoon stroll. The property is also within the catchment area for two excellent schools: the highly regarded primary school in the neighbouring village of Galmpton, and Churston Grammar School, known for its academic excellence.

For golf enthusiasts, the neighbouring Churston Golf Course offers a beautiful parkland setting with dramatic coastal views, complemented by a superb clubhouse. The South West Coastal Path provides direct access to both Paignton, with its golden sandy beaches, and Brixham, a historic fishing port brimming with charm and a bustling harbour.

Despite its peaceful location, the property offers quick and easy access to major transport links. Paignton's train station is just a short drive away, connecting to the mainline via Newton Abbot. Exeter Airport is a mere 45-minute drive (29.8 miles) via the A380, making travel to and from the property both convenient and direct.

The property is elevated slightly from the road, offering a commanding presence, and features an excellent-sized driveway with ample parking for several vehicles. A single garage adds further convenience. The front garden is generous in size, providing potential for additional parking or the creation of a formal garden.

Entering the property, you are welcomed by a spacious hallway leading from the entrance vestibule. There is plenty of under-stairs storage, and the modern metal-fronted consumer unit is conveniently located here. A modern downstairs shower room/WC offers an excellent guest facility and is also ideal for those returning from the beach to wash away the sand.



- 1930's Staverton Built Home
- 4 Bedrooms
- Kitchen & Sep Utility
- Ample Parking & Garage

- Close To Broadsands Beach
- 3 Reception Rooms
- Gas Central Heating & Double Glazing
- CHAIN FREE



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The principal living room is situated just off the hallway. A large, bright room featuring a central fireplace with a stylish 1930s wood surround serves as the focal point. Adjacent to the living room is a wonderful conservatory, providing an ideal space for relaxing while enjoying the views of the expansive rear garden. In the distance, the iconic Isambard Kingdom Brunel bridge is visible, and from time to time, heritage steam trains can be seen running from Paignton to Kingswear—a truly majestic sight that harks back to the Victorian heritage of the English Riviera.

The adjoining dining room is generously proportioned, with connecting doors to the living room. It also features its own fireplace and is conveniently located next to the kitchen. For those with modern preferences, the opportunity exists to open up the space between the kitchen and dining room to create a wonderful, expansive family kitchen and entertaining space.

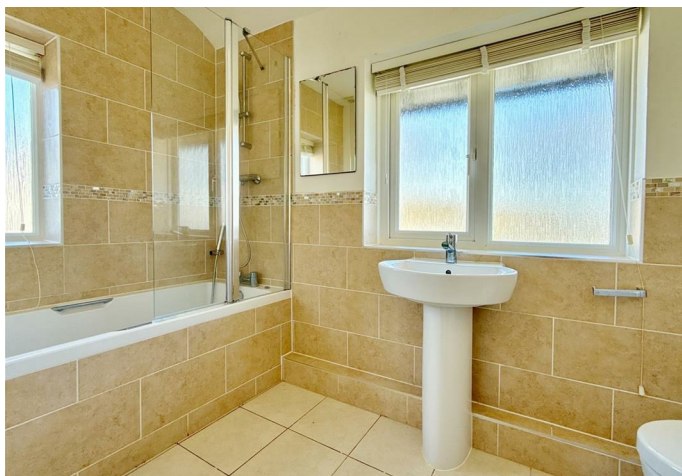
The kitchen itself is currently configured with two sets of worktops and offers plenty of storage and space for white goods. The adjacent utility room provides easy access to the front of the property, leading to the side garden and rear garden—perfect for unloading shopping or hanging out washing.

Upstairs, the property boasts four bedrooms and a modern family bathroom, which houses the airing cupboard and a modern Ideal gas combi boiler. Two of the bedrooms are excellent-sized doubles, while a smaller double and a large single complete the accommodation. Many of the rooms enjoy lovely views of the tree-lined streets leading down to Broadsands Beach, where the beach huts and sea are visible—reminding you just how close you are to the coast.

To the rear, the property enjoys delightful gardens that offer a multitude of possibilities. A large patio area provides the perfect spot for soaking up the last of the evening summer sun, while a generous lawn extends back to the property's perimeter. The gardens also feature a pond and various planted areas. One of the real highlights of the property is the fact it backs onto woodland, providing complete privacy and a stunning green backdrop to the rear aspect.

The connection between the house and its natural surroundings is undeniable, and it's no surprise that the property was featured in an Ideal Homes exhibition. The combination of proximity to the sea and the tranquillity of neighbouring woodland makes this home truly special.

This exceptional property offers a rare opportunity to acquire a superb family home in a stunning location. Internal viewing is highly recommended to fully appreciate the charm, character, and potential of "The Cottage."



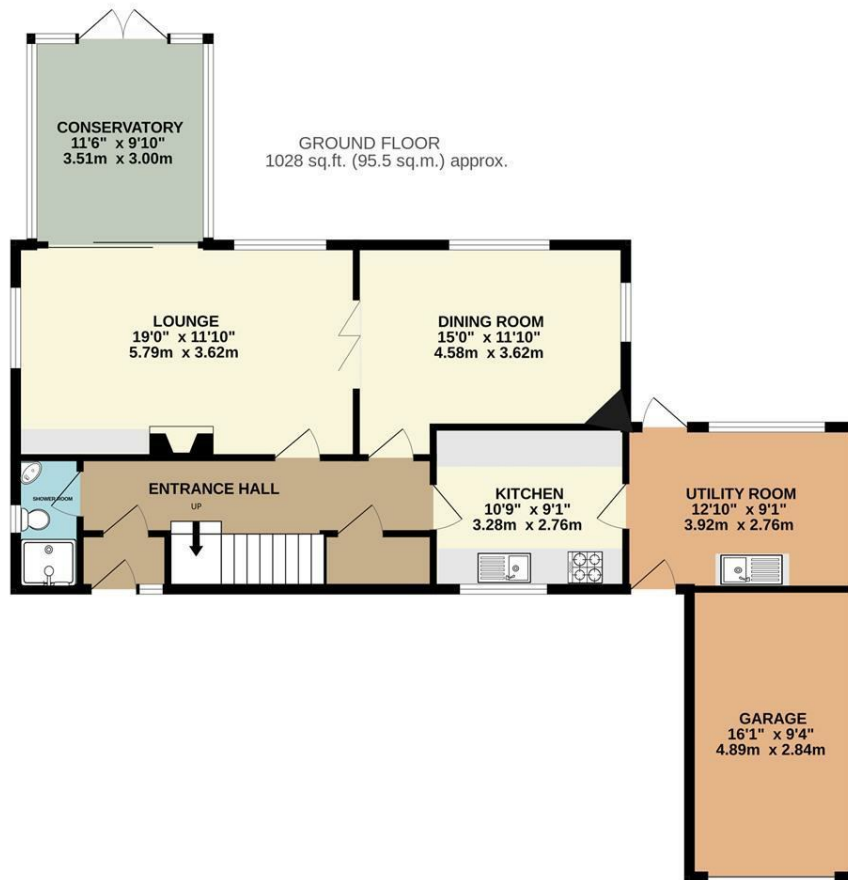
Council Tax Band: F



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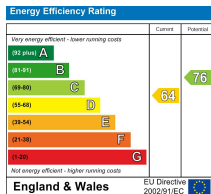




TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.

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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