



Combe Bank Lodge 113 New Road, Brixham, TQ5 8BY
Freehold House - Detached
Asking Price £579,500

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This rare combination of TWO stunning period properties offers exceptional flexibility - ideal for multi-family living or a unique home-and-income opportunity. Combe Bank Lodge is an Arts & Crafts-style house, currently offering three to four bedrooms and two reception rooms, which is loosely divided into two living spaces. This layout could easily be reconfigured to suit your needs. Robin Cottage is a charming, deceptively spacious two-bedroom cottage, with both properties linked by a delightful courtyard, adding to the sense of privacy and tranquillity.

Combe Bank Lodge dates back to the 1860s and has been carefully maintained and updated by the current owner. It is a home filled with character and charm, featuring numerous improvements that have enhanced its comfort without losing its period appeal. The cottage, thought to be around 150 years old, is similarly well-appointed, making both homes a delightful place to live. With so many special features and upgrades, internal viewing is highly recommended to appreciate the full extent of what these properties have to offer.

Nestled well back from New Road and approached via a shared private driveway, the properties offer ample parking and a large, unexpected private rear garden. The quiet and secluded setting ensures a peaceful environment, while still being conveniently located just half a mile from Brixham town centre. The bustling harbour and picturesque marina are within easy walking distance, and a regular bus service runs along New Road to the town and Paignton, providing excellent transport links.

The properties are complemented by an enchanting connecting courtyard, which acts as a lovely transition between the two buildings. With mosaic-tiled paths and a charming pergola seating area, it's a perfect spot to relax or entertain guests. The expansive private garden to the rear of Combe Bank Lodge offers plenty of space for outdoor activities, with various fruit trees, vegetable beds, and a pond, creating a peaceful retreat for nature lovers. Robin Cottage also has its own private courtyard garden, offering an extra space for relaxation.

Both properties are energy-efficient, with Robin Cottage benefiting from solar panels and large storage batteries, owned by the current owner. The homes are in a desirable location, includes off-road parking and offers a perfect balance of rural charm and easy access to the amenities and attractions of Brixham. With its potential for multi-generational living or income generation, along with the extensive period charm, this unique property offers something truly special.

COUNCIL TAX - Combe Bank Lodge 113 New Road - Band E and Robin Cottage at Combe Bank Lodge - Band A

EPC - Combe Bank Lodge 113 New Road - Band C and Robin Cottage at Combe Bank Lodge - Band D

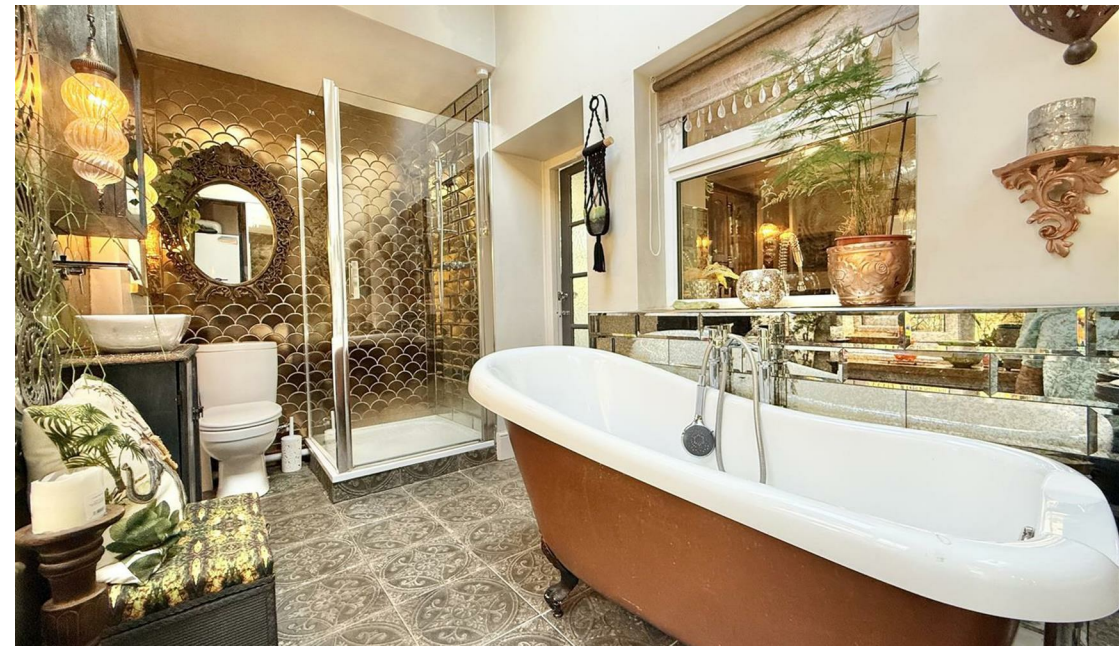
Council Tax Band: E



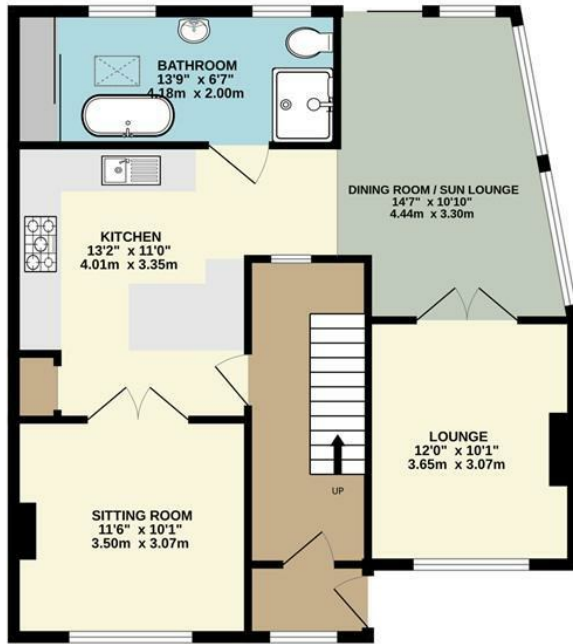
- Unique Period Property Combination
- Private and Secluded Setting
- Expansive, Green Gardens
- No Onward Chain
- Spacious & Stylish Interiors
- Enchanting Courtyard Connection
- Energy Efficiency and Modern Upgrades
- Solar Panels & Battery Storage



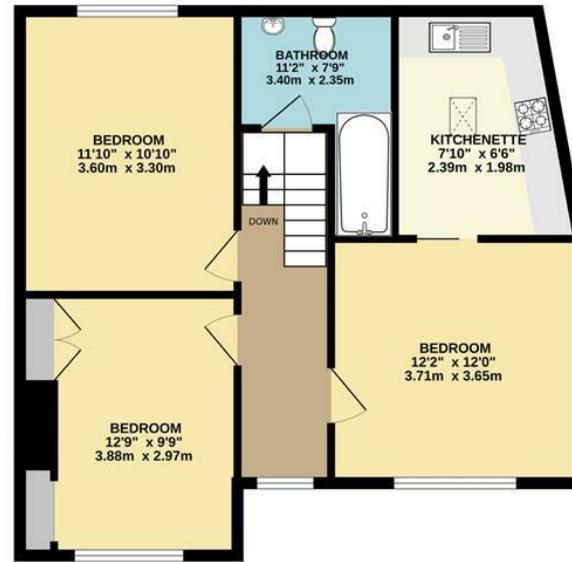
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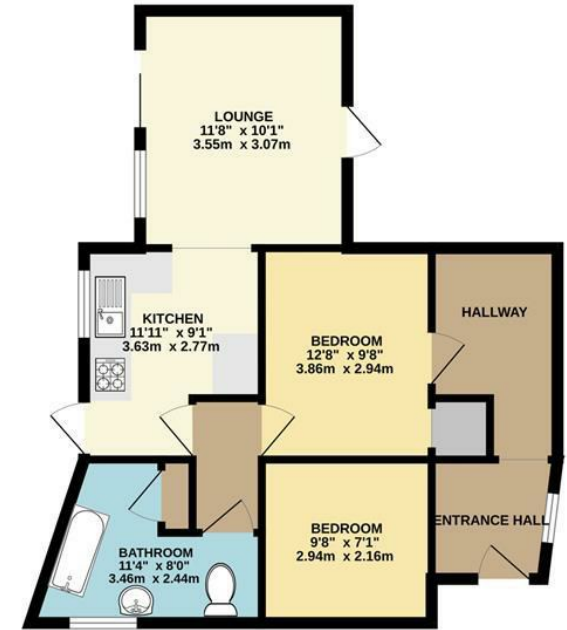
COMBE BANK LODGE -
GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



COMBE BANK LODGE -
FIRST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



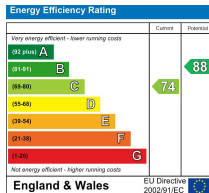
ROBIN COTTAGE
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 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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