



Channel View Mudstone Lane, Brixham, Devon, TQ5 9EQ  
Freehold House - Detached  
Asking Price £650,000

**boyce**brixham  
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Nestled in a sought-after location near Berry Head in the picturesque coastal town of Brixham, this charming detached home offers a rare blend of spacious living, modern comforts, and beautifully maintained outdoor areas. Ideal for families, retirees or those seeking a peaceful retreat by the sea, this property is immaculately presented and ready to welcome its new owners.

Upon arrival, the home makes a strong first impression with its well-kept frontage and inviting entrance. A private driveway provides off-road parking leading to a single garage, and the front garden is attractively landscaped with mature planting that adds to the kerb appeal.

Stepping inside, the hallway leads to a bright and airy living room featuring a large front-facing window that bathes the space in natural light. The décor is tastefully neutral, complementing the plush carpeting and creating a warm, homely atmosphere. This room provides the perfect spot to relax or entertain guests.

The heart of the home is undoubtedly the stylish kitchen, fitted with a range of modern units, quality worktops, and integrated appliances. There's ample storage and surface space, making it both a practical and attractive area for cooking and casual dining. The kitchen also enjoys pleasant views over the rear garden.

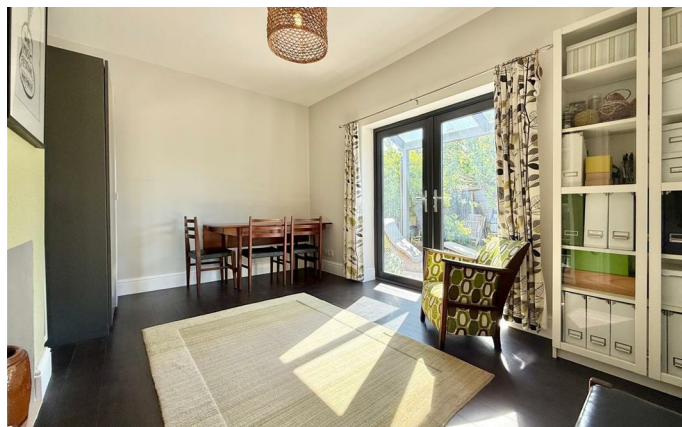
Adjacent to the kitchen, the third bedroom offers a formal dining area if required with direct access to the rear patio via French doors, blending indoor and outdoor living beautifully. Whether you're hosting dinner parties or enjoying a quiet morning coffee, this space is both functional and serene.

Accommodation comprises three well-proportioned bedrooms. Bedroom one is a generous double room with a large window, neutral décor, and lots of wardrobe space. Bedroom two also comfortably fits a double bed and enjoys a quiet aspect overlooking the garden. Bedroom three (downstairs) is currently used as a flexible space and would suit use as a guest room or home office.



- Detached home near scenic Berry Head
- Modern kitchen with integrated appliances
- Contemporary bathroom with full-size bath
- Driveway parking and garage

- Three well-sized, versatile bedrooms
- Spacious lounge filled with natural light
- Beautifully landscaped rear garden and patio
- Walking distance to coast and amenities









The family bathroom is modern and well-appointed with a full-sized free standing bath, separate shower cubical, basin and WC. The clean, contemporary finish ensures a relaxing environment and easy maintenance.

One of the standout features of this home is the level beautifully maintained rear garden. Mostly laid to lawn with established borders, the space is ideal for families and keen gardeners alike. A large patio area provides the perfect setting for outdoor dining or entertaining in the warmer months.

From the garden, you can enjoy a lovely view back towards the property, showcasing its attractive rear elevation and the thoughtful landscaping that enhances the overall setting. It's a peaceful, private haven just minutes from the coastline.

Located in a quiet residential area, the property is within easy reach of Brixham town centre, local shops, schools, and the scenic South West Coast Path. Berry Head Nature Reserve, with its stunning clifftop walks and wildlife, is just a short stroll away.

This is a rare opportunity to secure a quality home in one of South Devon's most desirable locations. Whether you're upsizing, downsizing or relocating, this property offers space, style and a superb lifestyle.

Early viewing is highly recommended to fully appreciate all this home has to offer.



**Council Tax Band: E**



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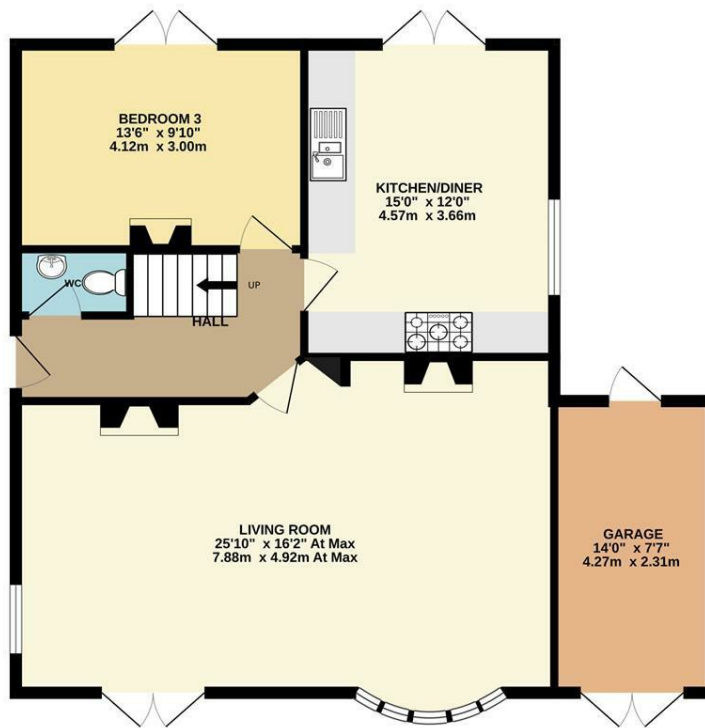
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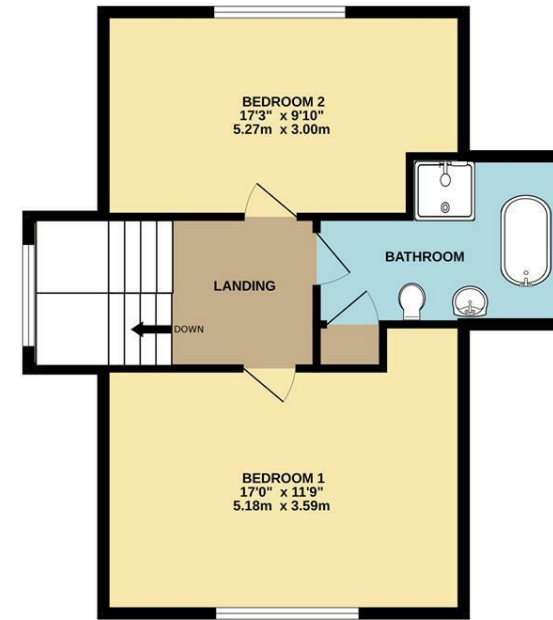




GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



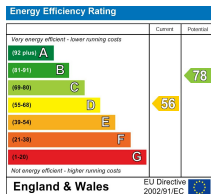
1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 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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