



Clystwell 6 Treefields, Brixham, Devon, TQ5 8PA
Freehold House - Detached
£725,000

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Clystwell is a charming 1950s detached residence tucked away at the end of a private lane shared with just five other homes, offering an excellent degree of privacy and seclusion. The location is highly desirable, lying just over half a mile from Brixham Harbour and the town centre, with easy access to Paignton and Torquay via local bus routes or road links.

The property has been extensively improved over the years and now offers spacious and flexible accommodation throughout. It features three generous reception rooms including a large lounge with a fireplace, a formal dining room, and an inviting study, making it well-suited to family life or those who require space to work from home.

A key feature of the home is the expansive conservatory, which enjoys views over the garden and provides a delightful, light-filled additional living area. This is complemented by the large kitchen/breakfast room to the rear of the house, a perfect space for day-to-day family life and entertaining guests, with direct access to the rear garden.

In addition to the kitchen is a separate utility room, ideal for laundry and extra storage, and a ground floor shower room with WC; particularly convenient when returning from the beach or working in the garden. The flow and layout of the ground floor are exceptionally well-considered for both practicality and comfort.

Upstairs, the accommodation continues to impress. The main bedroom is particularly spacious and benefits from a well-appointed en-suite bathroom and access to a private roof terrace overlooking the rear garden - a rare and appealing feature. Ample built-in storage enhances the functionality of this principal room.

There are two further double bedrooms on the first floor, both offering generous proportions and good natural light, in addition to a fourth, single bedroom that would serve well as a child's room, guest space or hobby room. A modern family shower room serves the remaining bedrooms.



- Detached Freehold 1950s house on private lane
- Substantial Plot
- Mature Gardens
- Planning Permission Granted For Bungalow
- Council tax band E
- EPC C





Planning permission has been approved (ref: P/2008/1620) for a two-bedroom detached bungalow within the garden, facing south with open views toward Southdown Hill and the surrounding fields. A material start has already been made, including drainage works, and the plot benefits from separate access onto Northfields Lane.

The main house would retain a substantial portion of the garden, with a beautifully landscaped area to the rear. A series of stone steps bisect established rockeries and beds, leading to a level lawn and a stunning slate patio positioned under a mature tulip tree—a perfect setting for al fresco dining or quiet relaxation.

A low stone wall and rose bed mark the point where the garden would be divided to accommodate the bungalow plot. The remaining garden offers a mature and well-maintained outdoor space that complements the house while retaining a feeling of privacy and tranquillity.

The upper section of the garden, allocated as the bungalow plot, is currently laid to sloping lawn interspersed with fruit trees, rhododendrons, and a variety of established plantings. There is also a timber garage accessed via a five-bar gate from Northfields Lane, along with a potting shed and vegetable beds—ideal for gardening enthusiasts or those seeking self-sufficiency.

Overall, Clystwell presents a rare and valuable opportunity: a well-appointed and much-loved family home with immediate liveability and long-term potential, whether through personal enhancement or thoughtful development of the additional building plot.

The property is perfect for a family looking for their forever home, or for those seeking an income source—whether from selling the developed plot or undertaking a self-build. It also offers an ideal solution for two families coming together, where privacy for both parties is important but proximity is desired.



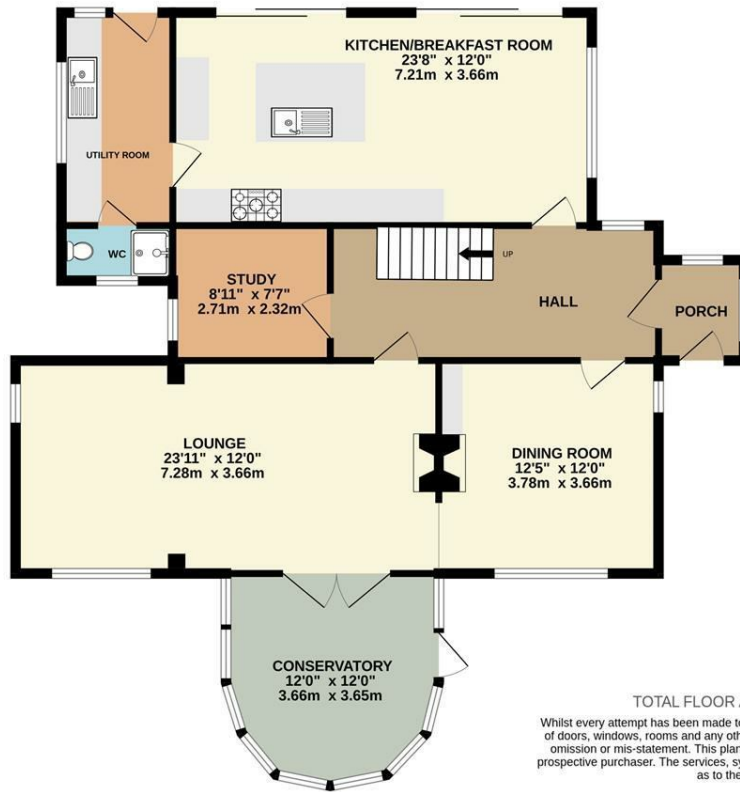
Council Tax Band: E



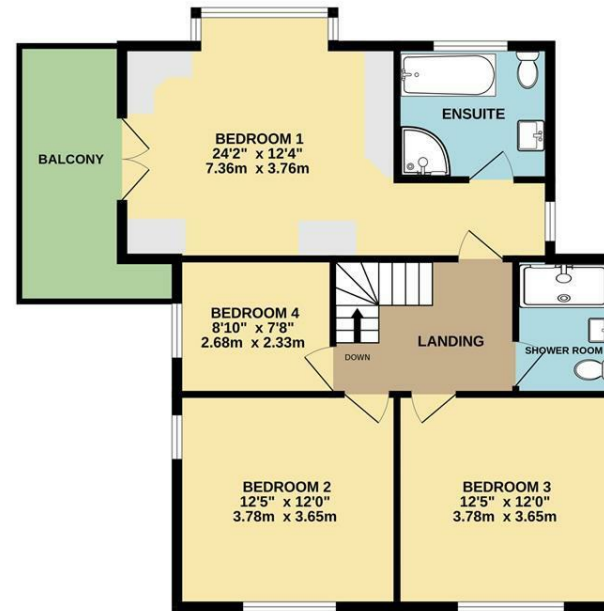
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GROUND FLOOR
1167 sq.ft. (108.5 sq.m.) approx.



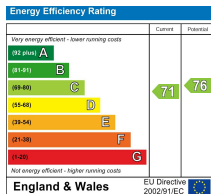
1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1958 sq.ft. (181.9 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



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