



Meadow View 16a Penpethy Road, Brixham, TQ5 8NW
Freehold House - Detached
Asking Price £525,000

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Tucked away along Penpethy Road in Brixham, Meadow View is a beautifully finished detached home that blends modern comfort with a peaceful, private setting. Originally built in 2019 and still benefiting from the remainder of its 10-year new-build warranty, this impressive residence has matured gracefully into one of the area's most desirable homes. Designed with both practicality and luxury in mind, it offers a rare opportunity to enjoy high-end contemporary living just moments from Brixham's charming harbour, beaches, and countryside walks.

Set back from the road, the property's clean architectural lines and well-maintained exterior immediately set the tone for what's inside. A paved driveway and integrated garage provide convenient parking, while the home's striking façade with its combination of crisp white render, glass balcony, and sleek roofline creates instant kerb appeal. The addition of solar panels enhances energy efficiency, complementing the property's environmentally conscious design and contributing to lower running costs.

Step inside, and the light-filled hallway creates an inviting first impression. Every detail has been carefully considered, from the solid oak front door to the discreet lighting and high-quality finishes that run throughout. The ground floor layout offers exceptional flow, with generous open-plan living spaces designed for modern family life. The kitchen and dining area are particularly impressive, fitted with high-gloss cabinetry, premium 'Fenix' worktops, and a full range of integrated appliances. Sliding doors open seamlessly onto the landscaped rear garden, making this a wonderful space for entertaining or relaxed family meals.

Adjacent to the kitchen, a separate utility room provides valuable additional storage and workspace, with direct access to the garage for added convenience. The lounge, positioned at the front of the house, is a beautifully designed space filled with natural light from full-height windows. It features stylish inset shelving for the television and display items, alongside a contemporary feature fireplace that creates an elegant focal point. This room is perfect for relaxed evenings, offering ample space for large furnishings and seamless access to the outdoor seating area through wide sliding doors. Also on the ground floor is a double bedroom, ideal for guests or multigenerational living, along with a modern cloakroom fitted with sleek contemporary fixtures and sensor lighting for a touch of luxury.

Upstairs, the sense of space and light continues with a part-vaulted landing that connects the two principal bedrooms. The main bedroom suite is a standout feature of the home, with French doors leading to a private balcony overlooking the landscaped garden and surrounding trees, an idyllic spot for morning coffee or an evening glass of wine. Built-in wardrobes and eaves storage add to the practicality, while the design maintains the sleek, uncluttered aesthetic seen throughout the property.

The second bedroom is equally generous, offering a lovely outlook and an abundance of fitted storage, including access to the eaves where the solar panel controls are housed. Both upstairs bedrooms share access to a luxurious Jack and Jill bathroom, featuring underfloor heating, a double-ended bath, a contemporary vanity unit, and soft grey stone-effect tiles. In addition, the second bedroom benefits from its own en-suite shower room, complete with walk-in enclosure, heated towel rail, underfloor heating and touch-sensitive mirror lighting, an ideal combination of comfort and style.



- Newly Built Detached House 2019 - Freehold
- 3 Double Bedrooms
- Close To Town & Harbour
- Remainder of 10 Year Warranty
- Impressive Living Spaces
- Council Tax Band: E





The home’s design ensures that practicality never compromises elegance. Features such as sensor lighting in wardrobes, efficient gas-fired central heating, and high-spec insulation contribute to the property’s excellent Energy Performance Rating (B). The attention to detail and quality of materials used throughout reflect thoughtful planning and craftsmanship, offering a truly turnkey home for its next owners.

Outside, the rear garden has been expertly landscaped for both visual appeal and ease of maintenance. A broad stone patio provides a perfect space for outdoor dining and entertaining, with steps leading up to a raised lawn area framed by neat fencing and mature planting. The elevated design maximises light and privacy, while providing a safe, enclosed environment ideal for families or those who enjoy gardening. The presence of outdoor lighting, water access, and power points further enhances the practicality of the space.

To the front, the home features a neat lawn and gravelled borders that soften the contemporary design. There’s plenty of parking on the drive, in addition to the integral garage, which is equipped with an electric up-and-over door and direct internal access to the house. This thoughtful layout allows for convenience in all seasons and adds to the home’s sense of security and cohesion.

The location of Meadow View is one of its strongest assets. Penpethy Road sits in a peaceful residential area, just under a mile from Brixham’s bustling town centre and picturesque harbour. Residents can enjoy easy access to local amenities, including cafes, shops, and supermarkets, while still benefiting from the calm of a quiet setting. The property is also well-positioned for access to South Devon’s stunning coastal paths, with Broadsands Beach, Elberry Cove, and Berry Head Country Park all within easy reach.

Brixham itself is a town rich in heritage and community spirit, with a working harbour at its heart. The area offers excellent schools, leisure facilities, and transport links, making it ideal for families, professionals, or retirees looking to combine convenience with coastal charm. Regular bus services and road connections provide straightforward travel to Torquay, Paignton, and the wider Torbay region, while the nearby ring road offers easy access to Totnes and Exeter.

Meadow View represents a rare blend of contemporary design and established comfort, a home that feels both modern and lived-in, sophisticated yet welcoming. With its stylish interiors, energy-efficient credentials, and prime Brixham location, it offers the best of coastal living with a luxurious twist. This is more than just a house; it’s a thoughtfully designed home ready to provide years of enjoyment and tranquillity to its next owners.



Council Tax Band: E



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GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.8 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: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B		88	89
(69-80) C			
(55-68) D			
(49-54) E			
(39-48) F			
(21-38) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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