



Connells

Heritage Way
Brixham



Property Description

Connells are proud to present this prestige property located within the highly sought-after Heritage Way in Brixham. Tucked away in a private position yet moments from the harbour and town, this exceptional home offers space, elegance, and breathtaking views over Berry Head Nature Reserve and the sea beyond.

From the moment you arrive, the property makes an impression. A sweeping driveway leads to ample parking and a double garage, while landscaped gardens frame the approach. Step inside and you are welcomed by a light-filled hallway leading to the heart of the home: a stunning kitchen and dining room. With bi-fold doors, and modern integrated appliances, this is a true chef's dream. A utility room and dual-aspect orangery add practicality and style.

The ground floor also features a versatile study and a guest bedroom with ensuite and garden access-perfect for visitors or integrated living. Upstairs, the showpiece is the large double-aspect lounge, opening to a balcony with panoramic views. The master suite enjoys a balcony, wardrobes, and ensuite, while two further double bedrooms also boast private balconies. A family bathroom completes the level.

Outside, the wrap-around gardens offer lawns, patios, and unrivalled outlooks, creating a gardener's dream and entertainer's paradise.

With Three balconies, One bathroom & Two ensembles, versatile living spaces, and one of Brixham's finest locations, this property is truly turnkey ready.

On Approach

From the moment you approach, the setting promises something special. Tucked away from the bustle of daily life, the driveway sweeps upward with a commanding presence. There is ample space for vehicles, while a double garage provides both practicality and security. The careful positioning of the property ensures privacy, while at the same time offering an introduction to the stunning coastal vistas that will define every part of your experience here.

Entrance

Stepping into the hallway, you are immediately struck by a sense of light, openness, and proportion. This is a home designed with flow and elegance in mind. The entrance hall is more than a corridor-it is the first invitation into the style and atmosphere that permeates throughout.

Kitchen & Dining Room

18' 7" x 17' 7" (5.66m x 5.36m)

The journey into the kitchen and dining area is a revelation. Vast, open, and filled with light, this is the social hub of the property. Floor-to-ceiling glazing frames extraordinary views across Berry Head Country Park and beyond. With the addition of bi-folding doors, the boundary between inside and outside all but disappears. Open them wide and you will feel nature itself invited in, blending coastal breezes with modern family living.

The kitchen is every chef's dream. Finished with a suite of modern, integrated appliances, it marries functionality with contemporary

style. There is space here not only for preparation but also for conversation-family members gathering around, friends enjoying a glass of wine as meals are created. The adjoining dining space completes the picture: perfect for everyday meals or more formal entertaining, always set against an ever-changing backdrop of Berryhead nature reserve and sky.

Utility Room

6' 5" x 6' 4" (1.96m x 1.93m)

Practicality has not been overlooked. A separate utility room lies just off the kitchen, cleverly dividing the home's laundry and service needs from the main living areas. It ensures this family-orientated property retains both elegance and efficiency.

Orangery

11' 1" x 11' (3.38m x 3.35m)

Flowing seamlessly from the dining room, glazed doors lead into a striking orangery. Dual-aspect windows flood this space with light, providing panoramic views across the countryside and coastline. It is as versatile as it is beautiful: perfect as a morning retreat with coffee, a sun-lit reading room, or an additional entertaining area.

Study

9' 9" x 6' 1" (2.97m x 1.85m)

Also on the ground floor is a study, ideally positioned for working from home. Its proportions also allow it to serve as a guest room if needed-an adaptable space that suits a range of lifestyles.

Bedroom & Ensuite

15' 1" x 9' 5" (4.60m x 2.87m)

Beyond this lies a thoughtfully designed ground-floor bedroom with built-in wardrobes, a stylish ensuite bathroom, and direct access to the rear gardens. This arrangement is ideal for visiting family, older children, or even as integrated living for those requiring a degree

of independence. It is a feature that adds further flexibility to a property already overflowing with possibilities.

Cloakroom

An additional cloakroom completes the downstairs accommodation.

First Floor Landing

Climbing the staircase, the property continues to impress. The first-floor lounge is a true showstopper. A Door that leads from the landing captures sweeping, unobstructed views of Berry Head and the sea, opens directly to a private balcony with contemporary glass balustrading. Whether you are relaxing in solitude or hosting guests, the effect is breathtaking-a living space designed to showcase the natural beauty that surrounds it.

Lounge

17' 7" x 17' 7" (5.36m x 5.36m)

The large double-aspect lounge is nothing short of a showstopper. Flooded with natural light and designed to maximise its commanding position, this impressive living space opens directly onto a private balcony with sleek glass balustrading. From here, the panoramic outlook stretches across the Berry Head Nature Reserve, with its dramatic headland and rich wildlife, and further still to the distant sea views beyond. Whether enjoyed during tranquil mornings, golden sunsets, or lively gatherings with friends, this lounge epitomises the wow factor of the home.

Master Bedroom & Ensuite

15' 4" x 11' 3" (4.67m x 3.43m)

Continuing down the hallway brings you to the master bedroom suite, a luxurious haven with built-in wardrobes and a private ensuite bathroom. Like the lounge, it enjoys access to its own balcony with glass balustrading, ensuring mornings begin with the sight of









Ground Floor

First Floor

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