



Brunel Road, Broadsands, Paignton, TQ4 6HY

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£625,000 Freehold



Enjoying **outstanding sea and coastal views** across the beautiful Torbay coastline and backing directly onto Elberry Farm, this deceptively spacious four-bedroom chalet-style bungalow situated in one of Broadsands most desirable locations.

Offering generous and versatile accommodation arranged over two levels, with the addition of a lower floor which leads to the garden, this well-presented home combines a peaceful setting with easy access to local amenities and the nearby beaches of Broadsands and Elberry Cove. Approached via a driveway providing ample parking and a single garage, the property immediately impresses with its elevated position and panoramic outlook. The front garden is attractively landscaped while the rear garden offers space for relaxation, recreation, and entertaining, featuring a swimming pool and a large conservatory that makes the most of the stunning views.

The accommodation opens into a welcoming entrance hall, leading through to the principal living areas. The living room is a bright and spacious room enjoying far-reaching sea and countryside views through a large picture window. A feature fireplace provides a cosy focal point, while a staircase leads down to the under-house rooms and garden. This area also connects to the conservatory, which provides an ideal space for year-round enjoyment of the beautiful surroundings. The modern fitted kitchen is finished with sleek white gloss units and contrasting worktops, equipped with a built-in double oven, microwave, and integrated dishwasher. The design combines functionality and style, with plenty of storage and workspace for everyday living and entertaining. Also on the entrance level are two double bedrooms, one of which benefits from an en suite shower room/WC. Both rooms are of good proportions and offer flexibility for use as bedrooms, guest accommodation, or a study if required.

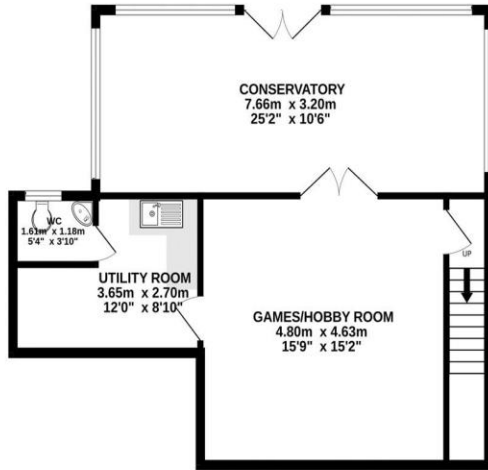
The first floor provides two further double bedrooms, each with superb elevated views over the farmland to the coastline and sea beyond. The family bathroom is also located on this level and enjoys similar breathtaking views, adding a unique touch to this already distinctive home. Beneath the main accommodation, the underhouse area offers exceptional versatility.

It includes a large hobby/games room, perfect for a workshop, studio, or home gym, and a utility room with space for appliances and additional storage. These areas provide practical solutions for modern living while connecting directly to the rear garden, where the swimming pool and surrounding patio offer a superb outdoor lifestyle space.

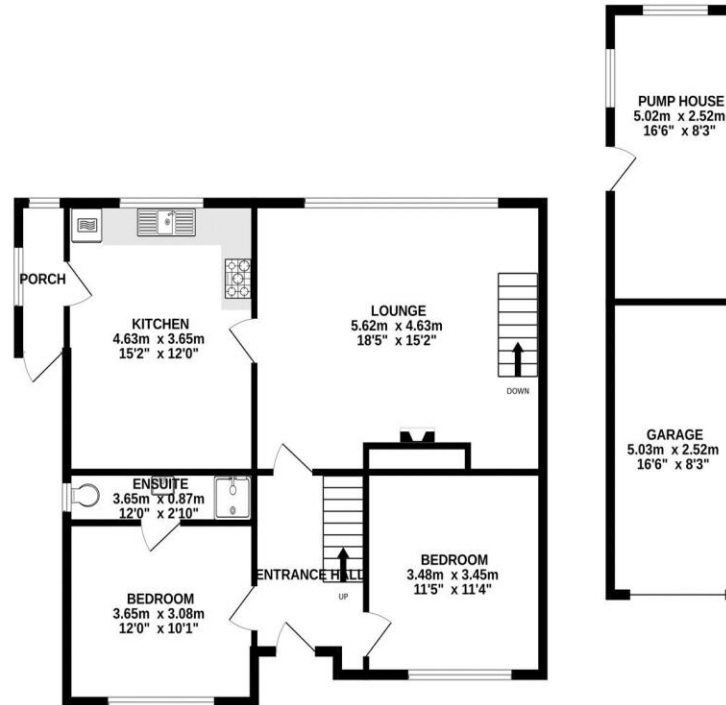
The rear garden backs directly onto open farmland, ensuring peace, privacy, and uninterrupted views. The outlook across the fields towards the sea is simply stunning, and the gardens orientation captures plenty of sunshine throughout the day.

Perfectly positioned in the highly regarded Broadsands area, the property is just a short distance from Broadsands Beach, Elberry Cove, and the South West Coast Path, offering a lifestyle that combines coastal charm with rural tranquility. Local shops, schools, and transport links are all within easy reach. In summary, this is a rare opportunity to acquire a substantial four-bedroom home with exceptional views, flexible accommodation, and a truly special setting a perfect home for those seeking space, scenery, and coastal living at its finest.

GROUND FLOOR
60.4 sq.m. (650 sq.ft.) approx.



ENTRANCE FLOOR
103.9 sq.m. (1118 sq.ft.) approx.



1ST FLOOR
48.1 sq.m. (518 sq.ft.) approx.



TOTAL FLOOR AREA : 212.4 sq.m. (2286 sq.ft.) 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: F

AGENTS NOTES: The Ofcom website indicates that standard broadband is available in the area. Mobile coverage shows above average mobile reception across all four networks.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

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