

ENTRANCE PORCH.

Double glazed door and windows. Period door opening to:

ENTRANCE HALL.

Staircase to upper floor. Under stairs cupboard. Doors to:

DRAWING ROOM. 12' 9" x 13' 4" (3.88m x 4.06m)

A fabulous room with double glazed sash window overlooking the front with folding, internal shutters. Open grate fireplace (capped chimney) with exposed brick inset and wooden fire surround/ mantel. Door to:

ENCLOSED COURTYARD GARDEN.

A private and tranquil outdoor space with rockery feature leading off from the drawing room. Two lamp stands and wall mounted false door feature.

DINING ROOM. 15' 0" x 12' 8" (4.57m x 3.86m)

Presented as a grand formal dining room with ample space for entertaining. Double glazed sash window overlooking the front courtyard with internal folding shutters. Built in display shelving. Door to:

SNUG/OCCASIONAL BEDROOM. 11' 0" x 10' 3" (3.35m x 3.12m) approx.

A useful snug or guest room with Velux window and double glazed window to rear. Door to:

EN SUITE SHOWER ROOM/W.C. White low level W.C. and vanity unit with washbasin. Shower enclosure. Heated towel rail. Double glazed window.

KITCHEN. 11' 3" x 10' 10" (3.43m x 3.30m)

A good range of light wood effect wall and base cupboards offering ample kitchen storage. Working surfaces and inset stainless steel sink and double drainer. Space/plumbing for dishwasher. Built in eye level double oven/grill with gas hob to side. Floor mounted Worcester boiler. Storage cupboard and door to the rear garden. Archway to:

UTILITY ROOM. 10' 10" x 6' 5" (3.30m x 1.95m)

Fitted wall cupboards and working surface. Plumbing for washing machine, space for tumble dryer and further white goods. Double glazed windows.

FIRST FLOOR.

Half landing with useful recess which was formerly a cloaks/w.c. (plumbing still in place).

PRINCIPAL BEDROOM SUITE

BEDROOM AREA. 12' 0" x 12' 9" (3.65m x 3.88m) approx.

Double glazed sash window to front. Doors to:

EN SUITE SHOWER ROOM/W.C. Comprising large walk in shower with overhead shower and hand held attachment. Concealed flush w.c. Bidet. Two drawer sink unit with inset washbasin. Large L.E.D. lit mirror. Display shelf. Heated towel rail. Sash window.

DRESSING ROOM. 11' 2" x 11' 4" (3.40m x 3.45m) approx.

Double glazed sash window to side. Full height fitted wardrobes and drawers. Part exposed wall and fireplace.

Steps up to:

CONSERVATORY. 10' 5" x 10' 7" (3.17m x 3.22m)

Double glazed windows and door to the rear garden area. Double doors to **BAR AREA** with Wooden bar.



BEDROOM. 15' 1" x 14' 10" (4.59m x 4.52m) including en suite.

Two built in single wardrobes. Double glazed sash window to front. Door to:

EN SUITE SHOWER ROOM. Comprising shower enclosure, low level W.C. and pedestal wash basin..

SECOND FLOOR. Half landing with steps to:

BEDROOM. 11' 5" x 8' 9" (3.48m x 2.66m)

Exposed stone walls. Double glazed window. Door to:

EN SUITE SHOWER ROOM/W.C. Comprising shower enclosure. Pedestal washbasin and low-level W.C.

BEDROOM. 15' 2" x 14' 4" (4.62m x 4.37m) overall.

Double glazed window. Part exposed stone wall. Door to:

EN SUITE BATHROOM/W.C. With white panelled bath and mixer tap with shower attachment. Pedestal wash basin and low-level W.C. Velux window.

BEDROOM. 13' 11" x 13' 6" (4.24m x 4.11m) approx.

Exposed beam feature. Double glazed window to rear and Velux window to front.

EN SUITE BATHROOM/W.C. Comprising white suite of panelled bath, pedestal wash basin and low-level W.C.

OUTSIDE.

To the front of the house there is parking space for two cars immediately off New Road. The parking area has raised well planted flowerbeds to both sides and a pretty hexagon bin store. A wall with pedestrian entrance gate separates the parking from the large front garden courtyard, The courtyard offers a beautiful, sunny, private space which has been smooth paved, having many raised planters full of colourful plants. There are various seating areas, perfect for Al Fresco dining and a further Hexagon storage shed. The garden has Victorian style lighting and external electrical sockets along with a water tap.

REAR COURTYARD AND GARDEN.

Adjacent to the house is a courtyard with coal shed/store and gardeners W.C. with handbasin. Steps up lead to a stunning garden/seating area, again enjoying a sunny aspect and good privacy with raised flowerbeds, external lighting and electrical sockets. Water Tap. Access via a pedestrian gate to rear lane with parking for two cars (We understand that the neighbouring properties only have pedestrian access over the lane).

ENERGY RATING: E COUNCIL TAX BAND: E

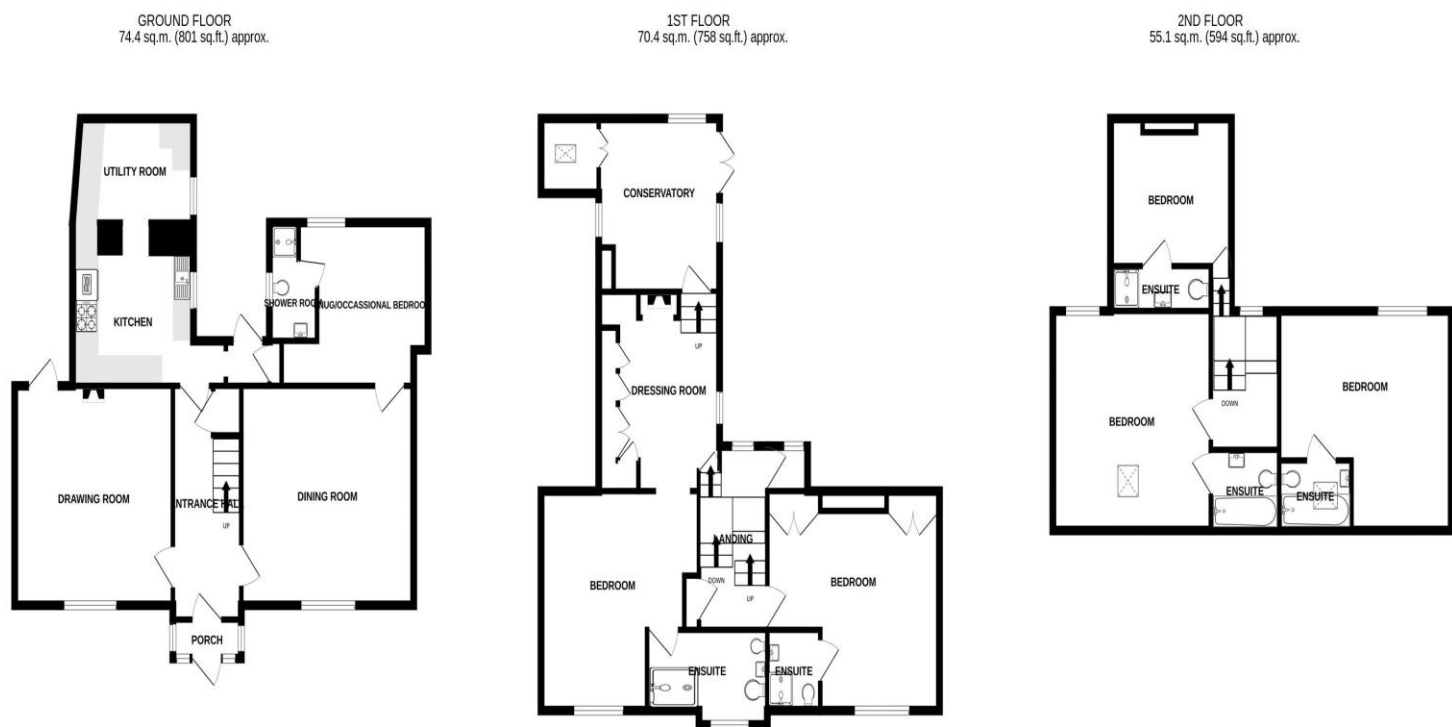
AGENTS NOTE: The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband are available. Please check with your mobile provider for mobile coverage.



The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B0001929 Written by: R.C

New Road, Brixham, TQ5 8NL



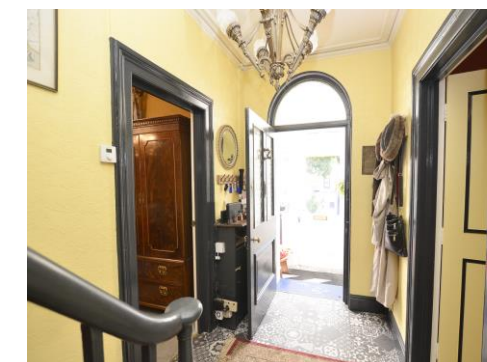
TOTAL FLOOR AREA : 200.0 sq.m. (2153 sq.ft.) approx.

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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LAYOUT GUIDE ONLY – NOT TO SCALE



This glamorous and stylishly presented Gentlemen's Residence, boasting **SIX DOUBLE BEDROOMS**, all with en suites, offers huge flexibility and a great living space along with beautifully arranged private, courtyard style gardens and ample parking to front and rear. This period house is set well back from New Road which is on the level, just a short walk away from Brixham town centre with its array of shops, restaurants and bars. The bustling harbour and pretty marina are also within easy reach. Accommodation is arranged over three floors; the ground floor has a welcoming entrance hall having a drawing room with secret garden off! Formal dining room and snug/occasional ground floor bedroom with en suite. A good size kitchen and utility room are to the rear of house overlooking the rear courtyard. As mentioned, the six double bedrooms which all have en suite facilities are arranged throughout the upper floors along with a conservatory which opens to the elevated rear garden. The principal bedroom suite also has a dressing room. There really is too much to mention about this super, large, family size house so internal viewing is highly recommended. Gas fired central heating is installed along with double glazed windows (with minor exceptions).

Offers in Excess of £700,000 Freehold