



50, Langley Avenue



# 50, Langley Avenue

Brixham, Devon TQ5 9JG

Exeter 30 miles Plymouth 34 miles Totnes 10 miles

A stunning family home, cherished by the same family for over 60 years, is now on the market for the first time following significant renovations and modernisation.

- Four Bedroom Detached Family Home
- Expansive Harbour & Coastal Views
- Immaculately Presented
- Coastal Living at its Best
- Council Tax Band E
- Recently Extended & Renovated Throughout
- Ample Parking to Front & Rear
- Potential Building Plot Subject to P.P.
- Quiet Cul-de-Sac Location
- Freehold

Guide Price £1,200,000

## SITUATION & DESCRIPTION

A stunning family home, cherished by the same family for over 60 years, is now on the market following significant renovations and modernisation. Recently extended, this detached property boasts generous living spaces, stunning panoramic views of Brixham and its harbour, and a sun-drenched garden with a Mediterranean feel. With rear access and parking for several vehicles just minutes from the town, this home offers a perfect blend of comfort and convenience. Tucked away at the end of a peaceful cul-de-sac, this impressive four-bedroom home offers breathtaking sea views overlooking the marina and the Jurassic Coast. An added bonus is the potential building plot, subject to the usual planning approval, presenting exciting possibilities for future expansion or development.

The historic fishing town of Brixham on the South Devon coast at the southern end of the sheltered Tor Bay. Brixham is a bustling harbour side town famous as a fishing port, and has one of the largest fishing fleets in the United Kingdom. The fresh catch is sold in the Fish Markets located on the quayside. The town has a long enriched history and is famous for its Napoleonic connections, with the landing of William of Orange on the Quay in 1688. There is a very impressive marina, eternally popular with the boating fraternity, and many fine restaurants. Coastal walks at the nearby Berry Head nature reserve behold some of the best coastal views in the area. Further walks to the coves at Fishcombe and Churston are also within easy striking distance. There are highly regarded primary schools in the town along with Churston Grammar School also being close by, together with further comprehensive and private schools a short drive away.



## ACCOMMODATION

As you step into the welcoming entrance hall, your attention is immediately captured by the stunning rear reaching views. To the left, the spacious living room enjoys an abundance of natural light from the bay fronted window, creating a bright and airy atmosphere. Moving forward, you'll find the heart of the home, a beautifully designed open-plan living, dining, and kitchen area ideal for entertaining family and friends. The contemporary kitchen features a full suite of integrated appliances and a central island, ideal for both culinary creativity and casual dining. Sliding doors open onto the deck, seamlessly blending indoor and outdoor living, where you can take in the commanding views of Brixham, Brixham Harbour, and beyond. Practicality is also key, with a handy utility room and a cloakroom with WC completing the ground floor.

Take the stairs to the first floor, you'll find a spacious double bedroom with a built-in dressing area and captivating sea views, creating a tranquil escape. Next to it is another double bedroom, featuring built-in wardrobes with ample storage. A versatile fourth bedroom, perfect as a study or additional bedroom, adds flexibility to the space. This stunning family home is well-served by a stylish, contemporary four-piece bathroom. At the top of the first floor, the stunning master bedroom awaits, complete with vaulted ceilings that perfectly frame the expansive views of Brixham with built-in wardrobes and an ensuite bathroom, this luxurious sanctuary offers the ultimate retreat for relaxation and comfort.

## OUTSIDE

At the front of the property, a driveway leads to a single garage, ensuring convenient parking. A welcoming front garden, with a level lawn, mature bushes, and shrubs, frames the entrance, while a path leads you to the front door. The rear of the property opens to a composite decked area, perfect for alfresco dining and relaxation, where you can enjoy panoramic views or keep an eye on your boat in the marina. Below, a well-maintained lawn stretches out, complemented by a second decking area. Both decking spaces are pre-wired for lighting, enhancing evening enjoyment of the outside space. Further down, stairs descend to a spacious parking area, suitable for multiple vehicles, a motor home, or a boat. A bespoke wooden double garage provides ample storage for outdoor equipment accessed via Parkham Lane, this area also offers exciting development potential, subject to necessary planning permissions.

## SERVICES

Mains Electric, Gas and Water, Mains Drainage. Up-to Superfast broadband available with Openreach in the area. Mobile coverage likely with EE.

## LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, TQ1 3DR.

## VIEWING ARRANGEMENT

Strictly by prior appointment only with Stags on 01803 200160.

## DIRECTIONS

From our office in Torquay, follow Vaughan Rd to Torbay Rd/A379 continue on Torbay Rd. Take B3201, Dartmouth Rd/A379 and A3022 to Cudhill Rd in Brixham follow Cudhill Rd to Langley Ave where the property can be found almost directly in front of you at the head of the Cul-de-Sac.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 159.8 sq m / 1721 sq ft  
 Garage = 11.3 sq m / 122 sq ft  
 Total = 171.1 sq m / 1843 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

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