



Beverly Court



STAGS

Beverly Court

Upton Manor Road, Brixham, Devon, TQ5 9RG

Brixham Harbour 1 mile Torquay 8 miles Exeter 29 miles

A striking Edwardian detached property with a view point over Brixham like no other. This large family home with accommodation over three floors provides flexible living space for a large family or anyone looking for a multi-generational home.

- Detached Edwardian Property
- Prominent Position with Stunning Views
- Parking for Several Vehicles
- Double Garage
- Annexe/Secondary Accommodation
- Character Period Features
- Games Room
- Council Tax Band F
- EPC Band E
- Freehold

Guide Price £900,000

DESCRIPTION & SITUATION

A striking Edwardian detached property with a view point over Brixham like no other. This large family home with accommodation over three floors provides flexible living space for a large family or anyone looking for a multi-generational home. From its prominent position this architecturally stunning property affords commanding views with a host of character features including high ceilings, stripped wooden floors and original windows some with stained glass. This period property as with many older homes would require a level of maintenance and upkeep but with a little effort would make a delightful home. The property briefly comprises of six reception rooms, kitchen, utility room and downstairs bathroom on the ground floor, on the first floor you will find six bedrooms with three en-suites and a family bathroom with stairs to the second floor, the top floor has its own lounge, kitchen, bathroom and three further bedrooms.

Close to hand the property benefits from the popular and St. Marys Bay with its delightful half sandy and half pebbly beach. The harbour and shopping centre are also within easy reach. St Mary's Park is only 250 yards away. Brixham is a bustling harbour side town, with the expanding fishing fleet at the heart of the community. Its natural harbour bowl, populated by pastel coloured fisherman's cottages creates a warm and cosy ambience you will find difficult to replicate, this really is a stunning location. There are several well regarded primary and secondary schools within easy reach, including the Grammar school at Churston.



ACCOMMODATION

The property is accessed via the covered porch with an original stained glass door allowing entry to the reception hall with an impressive staircase which takes centre stage. The spacious room currently accommodates a grand piano and with its wood burner and large bay window would be an ideal space to enjoy the morning sun. The sitting room and lounge are both well-proportioned rooms with high ceilings and beautiful bay windows typical of the era. To the rear of the property a further large reception room with a Southerly aspect is the perfect spot for a games room with access to the rear garden. Follow the inner hallway with its Herringbone tiled floor through to the library room, a comfortable space with a large bay window overlooking the gardens and wood burning stove. The hallway also gives access to the utility room family bathroom, storage area and kitchen/diner. The kitchen/diner offers ample storage and worktop space with room for a large table and access to the rear terrace. Ascend the staircase to the first floor where the majority of the bedrooms can be found off the galleried landing. Bedroom One a good size double with a large bay window from which you can survey the surrounding town and down to the coast. The room also benefits from an en-suite shower room. Bedroom two is another comfortable double with an ornate bay window and a stunning vista. Four further bedrooms are located on the first floor, two with en-suites, while the others share a family bathroom. Stairs rise again to the second floor which boasts an almost self contained apartment enjoying three bedrooms all with far reaching views either towards the coast or surrounding hills, fully fitted kitchen, bathroom and lounge.

OUTSIDE

A block paved driveway provides parking for several vehicles and gives access to the detached double garage. The gardens wrap around three sides of the house and consist of sloping and level lawns studded with attractive trees and shrubs that supplement close-boarded timber fencing to provide a good degree of privacy. The gardens incorporate a vegetable patch with several raised beds and an outdoor swimming pool (currently out of use and in need of repair) various seating areas are positioned around the property to help appreciate the views and track the Sun.

SERVICES

Mains drainage, water, gas and electricity

LOCAL AUTHORITY

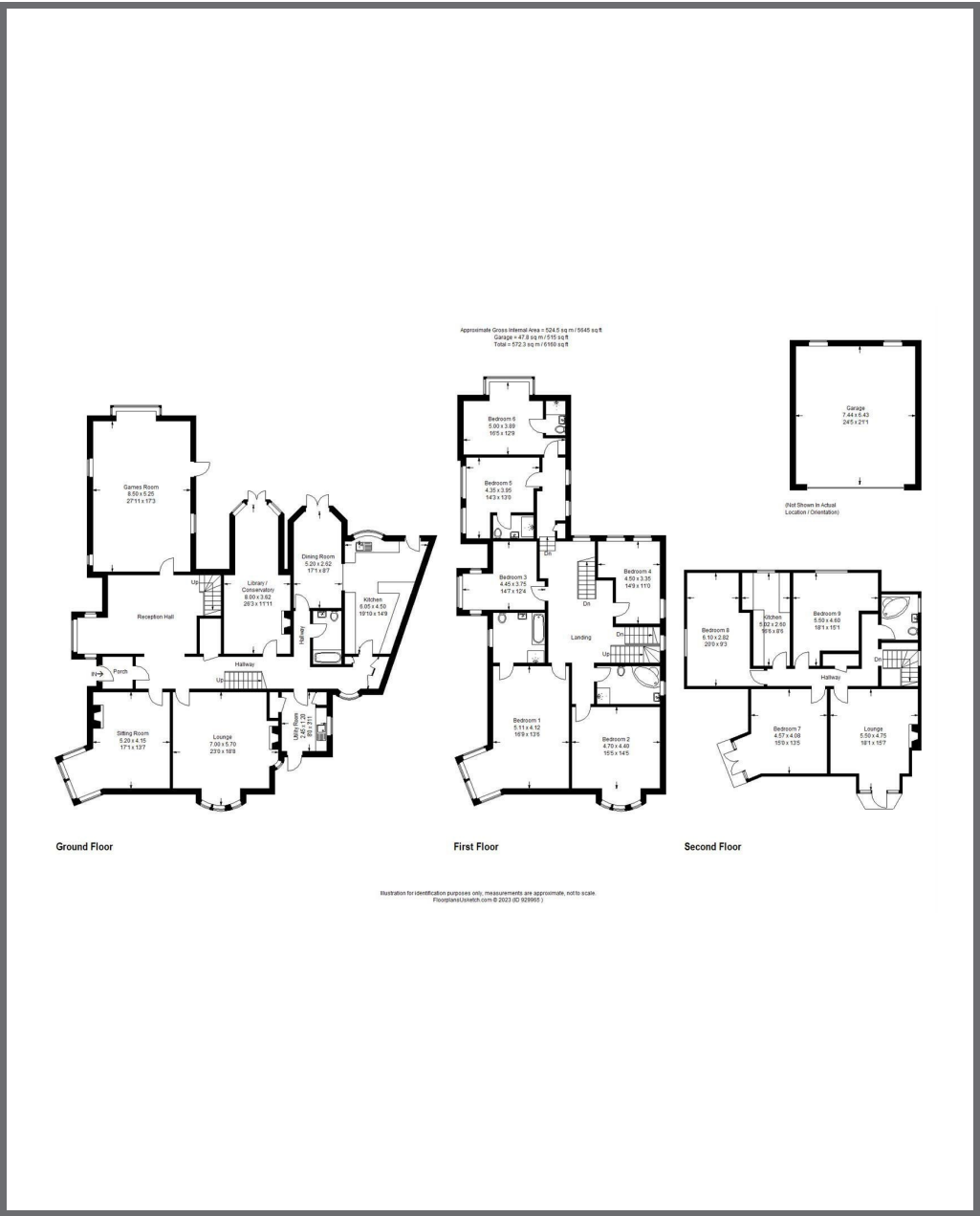
Torbay Council, Town Hall, Castle Circus, Torquay, TQ1 3DR.

VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160.



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.



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		
EU Directive 2002/91/EC		

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