



Rivendell,



Rivendell,

6 Holwell Road, Brixham, Devon TQ5 9NE

Brixham Harbour 1 mile Torquay 8 miles Exeter 29 miles

Rivendell is a distinctive and substantial 1920s detached residence, ideally positioned just half a mile from both the vibrant Town Centre and picturesque Harbour. Set on a gently sloping generous plot, this striking and prominent home benefits from extensive off-road parking and double garage.

- Distinctive Period Home
- Four/Five Bedrooms (Ensuite to Master)
- Generous Plot with Potential
- Immaculately Presented Throughout
- Ample Parking & Double Garage
- Annexe Potential
- Council Tax Band F
- Freehold

Asking Price £750,000

SITUATION & DESCRIPTION

Rivendell is a distinctive and substantial 1920s detached residence, ideally positioned just half a mile from both the vibrant Town Centre and picturesque Harbour. Set on a gently sloping generous plot, this striking and prominent home benefits from extensive off-road parking and double garage. Lovingly and comprehensively remodelled by the current owners, it now boasts a stylish, contemporary interior while sympathetically preserving many of its charming original features. The property enjoys spacious room proportions flooded with natural light, and sits in an enviably sunny position, perfect for enjoying the outdoors in privacy and comfort.

Brixham, once known as the great fishery of the west, boasts a vibrant fishing port surrounded by colourful houses that paint a picturesque coastal scene. Renowned for its world-class seafood, the town's historic harbour is a hive of activity, flanked by quaint boutiques and restaurants showcasing the local produce. Enthusiasts of the outdoors will appreciate its scenic coastal walks, golden beaches, and panoramic views from Berry Head National Nature Reserve. Embodying a unique blend of tradition and community spirit, Brixham promises a unique blend of serene seaside living and vibrant community spirit.



ACCOMMODATION

Entering Rivendell, you're immediately struck by its warm and welcoming atmosphere, enhanced by a spacious hallway that sets the tone for the rest of the home. The property beautifully balances original 1920s character with thoughtful modern updates. Retained features such as internal doors and picture rails blend seamlessly with updated flooring, stylish lighting, and reconfigured living spaces. The sitting room features a charming wood-burning stove and exposed floorboards that continue into the formal dining area, adding warmth and continuity. A standout feature is the impressive kitchen/breakfast room, created by opening up two additional reception rooms to form an expansive and sociable heart of the home, ideal for entertaining.

Throughout both floors, the home offers exceptional versatility. Certain areas could easily be adapted into a self-contained studio annexe if desired giving this home an added flexibility. The living spaces are generous, and the high-quality Wickes kitchen is complemented by sleek stone-effect laminate worktops, a breakfast bar, and travertine tiled flooring in the utility and breakfast zones. A study, currently used as a home office, offers further flexibility as a potential fifth bedroom, playroom, or annexe space, conveniently located near a WC and the utility room.

Upstairs, the layout includes four spacious double bedrooms, with the master benefitting from a large ensuite, and a stylish new family bathroom with a freestanding bath serving the second bedroom. Two further doubles share a convenient Jack & Jill ensuite shower room.

OUTSIDE

The expansive, landscaped garden at Rivendell is a true highlight, offering a wonderful outdoor space with a sunny aspect and open outlook. Perfect for families or those who enjoy outdoor living as the garden is both attractive and functional. The rear garden provides different seating options to track the sun ideal for al fresco dining whilst a large ornamental pond takes centre stage bordered by colourful Acer trees. A notable feature of the property is the generous parking provision, including a double garage and ample space for a motorhome, small boat, or additional vehicles, rarely found so close to town.

Of particular interest is the potential development opportunity within the rear garden. Although the previously granted Outline Planning Permission for a detached bungalow has now lapsed (initially approved in 2002 and renewed until 2012) P2007/0705/OA, it presents a compelling option for those considering multi-generational living or simply wishing to enhance the size and scope of the existing garden. The original plans allowed for access via the left-hand side of Rivendell, where converting the current double garage into a single would facilitate entry. Whether used as a private extension of the garden or revisited for development, this sunny and open plot holds interesting possibilities.

SERVICES

Mains Gas, Water & Electric. Ultra Fast, Super fast & Standard broadband supplied by Openreach is available in the area. Mobile networks available are EE, Three, O2 & Vodafone.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From our office in Torquay take Torbay Rd, B3201 and continue onto the Dartmouth Rd/A379 and then continue on New road towards Brixham and take the second right into Holwell road where the property can be on your left hand side.



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.

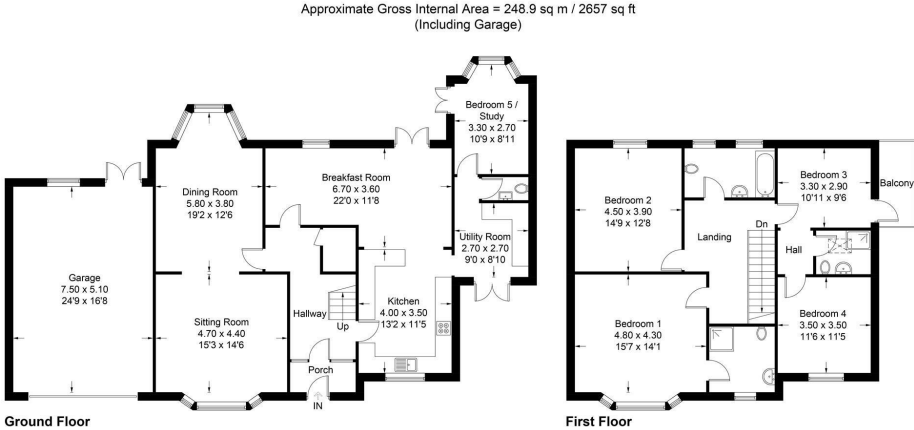
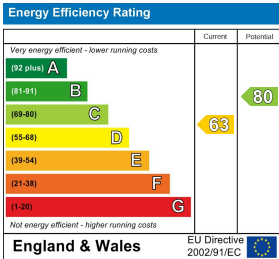


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195561)



6 Vaughan Parade, Torquay,
TQ2 5EG

torquay@stags.co.uk

01803 200160



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London