



# THE LOOKOUT

AN EXCEPTIONAL MODERN HOME

Perched gracefully above the curve of Brixham town, The Lookout is a contemporary coastal home that has been thoughtfully designed to capture both light and perspective.

Its elevated position offers a superb vantage point over this bustling port and the endless horizon beyond - a view that shifts with the tides and seasons, yet never loses its quiet enchantment.





From the moment you arrive, there is a sense of calm precision. The smart Driveway, Carport with ample space for several cars, leads to a beautifully integrated Garage and Workshop area, a space that is as practical as it is adaptable. From here, one can shed coastal gear, store paddleboards and bicycles and step seamlessly into the rhythm of seaside living.

## REVERSE LIVING





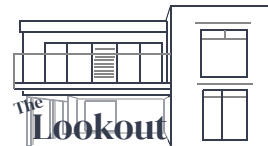




## THE HEART OF THE HOME

Upstairs, the architecture opens up to embrace the views in full. The open-plan Kitchen and Dining area form the heart of the home, where light moves gently through the dual-aspect design. Expansive glazing opens to a broad Balcony overlooking the pretty town, marina and the sweep of Lyme Bay and the Jurassic Coastline.

This is a space designed for both ease and elegance. Within the Dining Area, a comfortable Sitting Area offers the perfect place to pause and take in the magnificent coastal views – an inviting corner that encourages quiet reflection as much as lively conversation.







The Kitchen, immaculately appointed and beautifully detailed, balances contemporary design with everyday practicality. The adjoining Laundry Area is cleverly discreet, keeping the layout clean and uncluttered, while generous work surfaces and thoughtful storage create a sense of effortless functionality.

Pocket doors glide open to reveal the Living Room - a spacious and refined setting that continues the home's connection to light and landscape. Its generous proportions allow for multiple seating areas, while a large picture window frames the ever-changing panoramic sea views of Lyme Bay and the Jurassic Coast. It is a room that feels calm, considered and deeply comfortable, the ideal place to gather, relax and simply take in the view.



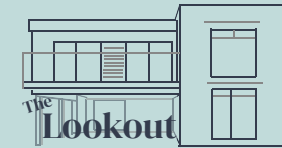








Across the Hallway, the Principal Bedroom is a lovely, bright space with a large glazed door leading to the rear Patio. Its generous En-Suite Bathroom combines a deep bath and separate shower, while an adjoining Dressing Room offers both luxury and practicality.

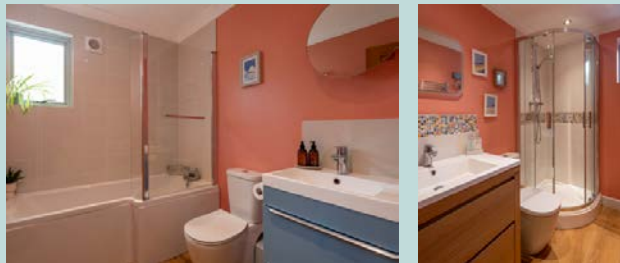




Next door, a Guest Suite, currently utilised as a large Home Office with its own En-Suite Bathroom and Garden access, provides visitors with the same quiet comfort found throughout the home.

Pause in the Hallway, and admire the multi-level window flooding this space and the chic stairway in natural light. Wind down the stairs to discover the third Bedroom Suite - a tranquil retreat with glazed doors opening onto a chic front Garden and allowing for fabulous views of the Bay.

The adjoining En-Suite Shower Room is finished with understated elegance - sleek, practical and perfectly in keeping with the home's contemporary character.



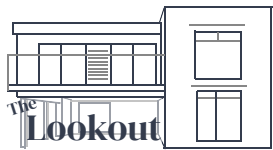




Outside, the landscaped south-facing Garden unfolds across two tiers, thoughtfully arranged to capture the sun throughout the day. The upper Terrace is ideal for dining, reflection and admiring the panoramic sea views, while the lower level - a real sun-trap - invites relaxation among soft coastal planting. A modern Shed with direct access to the Carport is a handy addition to this space.







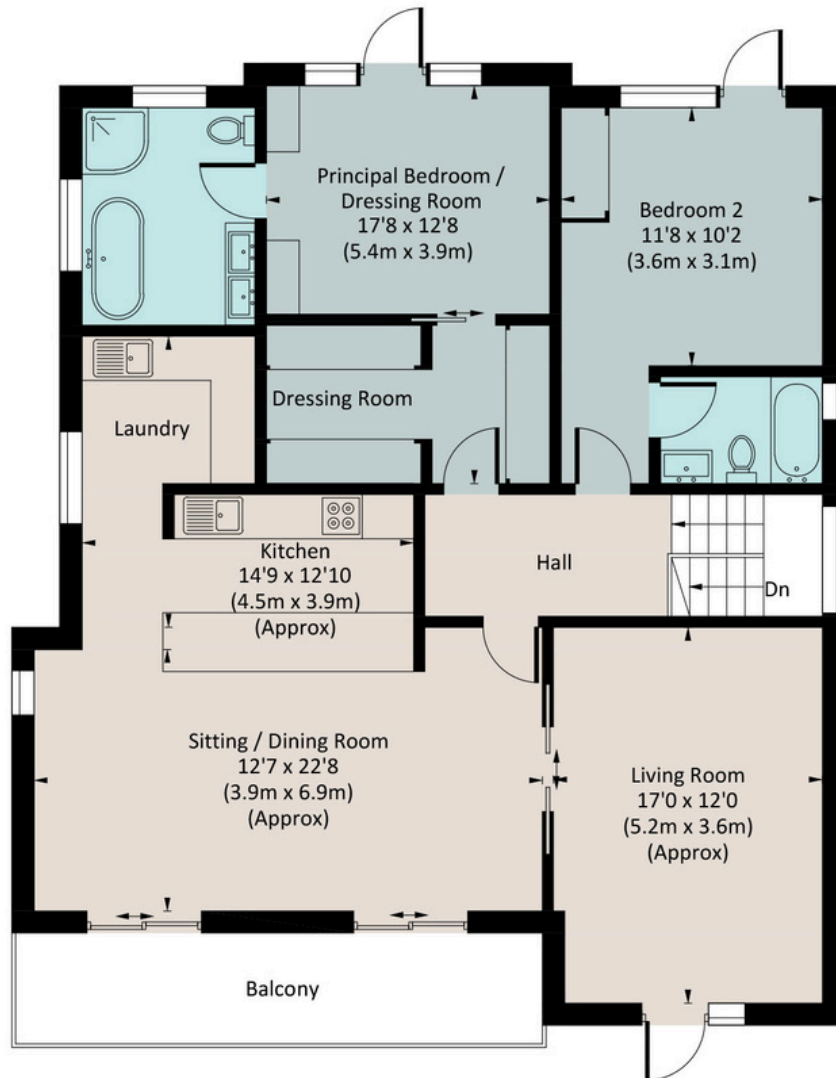
## VERSATILE & ADAPTABLE

Currently serving as a Garage, Workshop, Utility and Store, this is a space that is as practical as it is adaptable. Thoughtfully designed with generous proportions, plumbing and access to natural light, making it far more than a simple functional zone.

Its versatility allows for a variety of future possibilities: the space could easily accommodate additional Bedrooms, a spacious Games Room, or even a fully independent ground-floor Annexe, complete with its own entrance and outlook. For those seeking a Home Cinema, Office, artist's Studio or a place to pursue hands-on hobbies, it offers the ideal foundation.

This is a space that invites imagination – ready to adapt as needs evolve, without compromising the home's calm and cohesive design.





FIRST FLOOR

Approx. gross internal area  
2094 Sq Ft. / 194.6 Sq M. Inc. Garage



GROUND FLOOR

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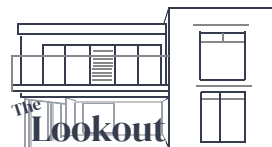
Registered Office: 14 Mayors Avenue, Dartmouth, Devon, TQ6 9NG Registered in England & Wales: No 9447216



## THE LITTLE DETAILS...

- Postcode: TQ5 9JR
- Tenure: Freehold
- Council Tax: Band F
- EPC Rating: C
- Local Authority: Torbay Council
- Access: Level Access to front door
- Broadband Speed: Ultrafast available - Up to average 1800 mbps
- Franke Boiling Water Tap
- Sonos Sound System (First Floor)
- Mobile Coverage: Good
- Mains: Water, Electricity & Gas
- Drainage: Private
- Heating: Gas Central Heating & U/F
- Parking: Integrated Garage, Carport & Driveway parking for several cars
- Transport: Paignton (5.6 miles) for mainline trains to London
- A38 Devon Expressway - 20 miles
- Agents Note: In accordance with the Estate Agents Act 1979 we wish to advise all interested parties that this property is owned by a staff member of Coastal House.

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### ABOUT BRIXHAM...



#### Beaches:

Shoalstone, Ladybird, St Mary's Bay & Fishcombe



#### Cinema:

Vue Paignton, Merlin Torquay



#### Theatre:

Brixham Theatre, Palace Ave Theatre, Princess Theatre



#### Eateries

Alberos, Rockfish, La Petite Maison, Olive



#### Watersports:

Sailing & Rowing Clubs, Shoalstone Lido



#### Local Shops

Traditional Butchers, Bakeries, Fishmonger, Greengrocer



#### Sports:

Brixham Rugby Club, Platinum Health & Fitness

## LIFE IN BRIXHAM...

Brixham is a vibrant and friendly seaside town and thriving fishing port on the south-west coast of Devon. Nestled on the beautiful South West Coast Path, Brixham boasts a wealth of attractions including beaches, the historic Shoalstone Seawater Lido, Berry Head National Nature Reserve, part of the UNESCO Global Geopark, and a replica of Sir Francis Drake's ship, the Golden Hind. The town's marina and harbour bustle with activity, and its colourful fishermen's cottages provide a picture-postcard backdrop.

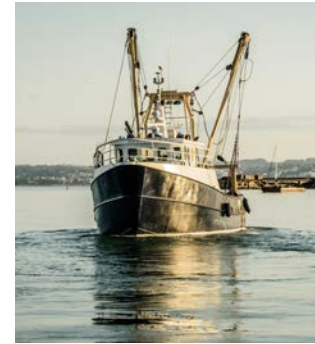
Brixham is a paradise for those who love the water, offering a range of watersports with well-established sailing and rowing clubs, alongside opportunities for paddleboarding, kayaking and sea swimming. The town also provides miles of scenic coastal walks with stunning views across Tor Bay and towards Portland.

The community is lively and welcoming, offering a full calendar of festivals, activities and societies to suit all ages and interests, from the annual Pirate Festival and a celebration of local seafood, to the yacht club with its sailing and social programmes and the nearby Churston Golf Course.

Brixham supports a thriving local commerce scene, with everything you need close at hand: a post office, banking hub, butchers, bakeries, fishmongers, greengrocers, library, and a wide variety of shops, boutiques, cafés and restaurants serving the best of Devon's local produce.

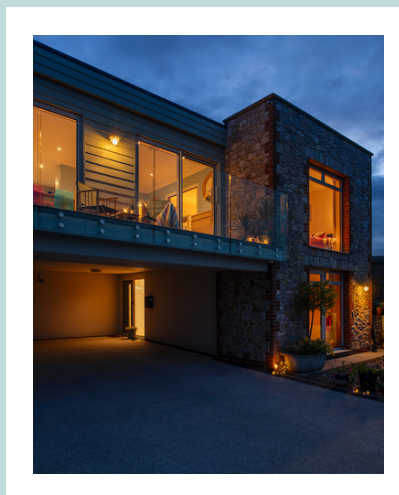
Families are well catered for with a choice of primary schools and two local secondary schools. The town is well connected by road, providing easy access to Exeter, the M5, and beyond. There are frequent direct rail services from nearby Paignton to Bristol, Birmingham, Edinburgh and London Paddington, or for a more leisurely journey, travel by steam railway from nearby Kingswear.

With its seaside charm, strong sense of community and wealth of attractions, Brixham offers both residents and visitors an appealing and dynamic home by the sea.









*Our team would love to show you around...*

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