



Heath Road, Brixham, TQ5 9AU

EricLloyd
&Co.

www.ericlloyd.co.uk



£735,000 Freehold

Occupying a highly sought-after residential address, Quarry House is a truly individual two / three bedroom split-level unique property, beautifully designed to take full advantage of its **spectacular panoramic sea and coastal views.**

Enjoying an elevated position with uninterrupted vistas across the sea and coastline from the rear, this distinctive home offers spacious, flexible accommodation, stylish interiors and exceptional privacy, being only minimally linked to the neighbouring property at roof level.

The welcoming entrance hall immediately sets the tone, featuring an attractive tiled floor that flows seamlessly into the dining area, where a full-height front window fills the space with natural light.

From here, three broad steps descend into the impressive lounge, where polished parquet flooring enhances the warmth and character of the room. Full-height glazing and a door frame the breathtaking coastal outlook while providing direct access to the beautifully landscaped rear garden, effortlessly blending indoor and outdoor living.

Double doors open into a generously proportioned sitting room, complete with a feature fireplace incorporating an electric fire, creating an inviting space for relaxing or entertaining. A rear window enjoys delightful garden and sea views beyond. Originally designed as a third bedroom, this versatile room could easily be reinstated to provide additional bedroom accommodation if required.

The split-level design continues with steps leading to the superb principal bedroom suite. This elegant retreat benefits from fitted wardrobes spanning two walls and enjoys direct access to a private balcony overlooking the rear garden and magnificent coastal scenery. A spacious en-suite bathroom is beautifully appointed with a crisp white suite and quality tiling.

The second double bedroom is accessed from the lounge and offers excellent guest accommodation, featuring its own en-suite shower room together with a useful walk-in wardrobe/storage cupboard.

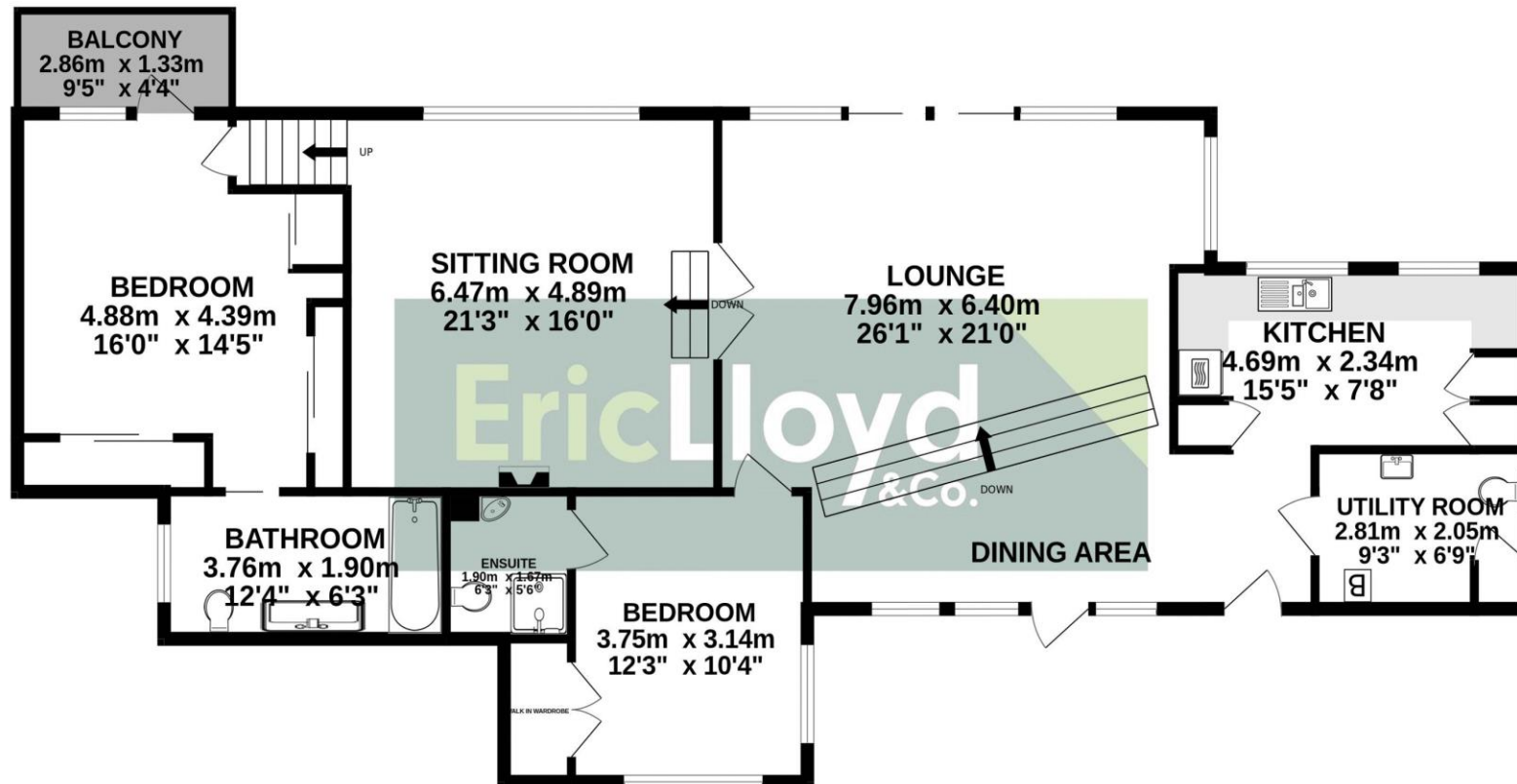
A well-appointed kitchen is fitted with a range of classic-style wall and base units complemented by generous work surfaces. Integrated appliances include a fridge/freezer, dishwasher, concealed space for a washing machine, together with a built-in Neff double oven/grill and four-burner hob. Twin rear windows make the most of the outlook, while an adjoining utility room/cloakroom provides additional storage, a W.C, pedestal wash basin, wall-mounted Ideal boiler and space for further appliances.

Externally, the property continues to impress. The landscaped front garden creates an attractive approach, while a level parking area to side provides parking for two vehicles. To the rear, a paved terrace offers the perfect setting for outdoor dining whilst enjoying the exceptional uninterrupted sea and coastal views. A small lawn, stone-chipped seating areas, mature shrubs and an established apple tree complete this delightful garden. Pathways to both sides of the property provide convenient gated access to the front.

Heath Road is one of Brixham's most desirable residential locations, renowned for its elevated position and exceptional coastal outlooks. The bustling harbour, picturesque marina, waterfront restaurants, independent shops and cafés are all within easy reach, while the South West Coast Path offers outstanding walking opportunities along the spectacular English Riviera coastline. Brixham combines the charm of a traditional fishing town with an excellent range of local amenities, making it an ideal location for both permanent living and a luxurious coastal retreat.



GROUND FLOOR
127.7 sq.m. (1375 sq.ft.) approx.



TOTAL FLOOR AREA : 127.7 sq.m. (1375 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.
Made with Metropix ©2026





ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.