

55 Heritage Way, Brixham, TQ5 9FN
Freehold House - Detached
£750,000

boycebrixham

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With just the one owner since new, this exceptional family home occupies one of the most enviable positions on this sought-after Bloor Homes development in Brixham.
Built in 2019 to the prestigious 'Wychbury' flagship specification and still benefiting from the remainder of the LABC new build warranty, the property has been thoughtfully enhanced by the current owners. Key improvements include most notably, a superb quality orangery extension that seamlessly links the study and kitchen/diner, creating a light-filled, versatile space that perfectly frames the outstanding views.
This is a rare opportunity to acquire a premium-model home with significant added benefits: one of the largest plots on the development, featuring generous wraparound gardens that flank the adjacent nature reserve. The gardens benefit from a natural dip in the forward headland, delivering superb sea views from multiple vantage points. Three perfectly positioned balconies further capitalise on the natural surroundings, offering breathtaking outlooks over the countryside and coastline.

The location is second to none for those seeking the best of coastal living. The property sits in a private enclave and enjoys direct adjacency to the rural fringe of Berry Head Country Park, with easy access to the South West Coastal Path and some of the most dramatic sea cliffs and scenery in the country. In the opposite direction, the vibrant heart of Brixham harbour, with its array of shops, restaurants, bars, and excellent marina facilities, is just a short stroll away.
Families will appreciate the excellent local schools from pre-school through to sixth form within easy walking distance, along with a handy nearby Co-Op for everyday essentials and a regular bus service on Wall Park Road.

Internally, the home is beautifully presented to an exceptionally high standard, feeling like a new build yet with a warm, homely character thanks to the owners' tasteful upgrades. The accommodation flows beautifully, beginning with a spacious entrance hallway with cloakroom WC and a useful home office/study.

Council Tax Band: F

4 3 3

- Exceptional Detached Berry Head House
- Incredible Sea & Rural Views
- Double Garage + Parking
- Four Double Bedrooms
- Large Wraparound Gardens
- Freehold / Council Tax Band F









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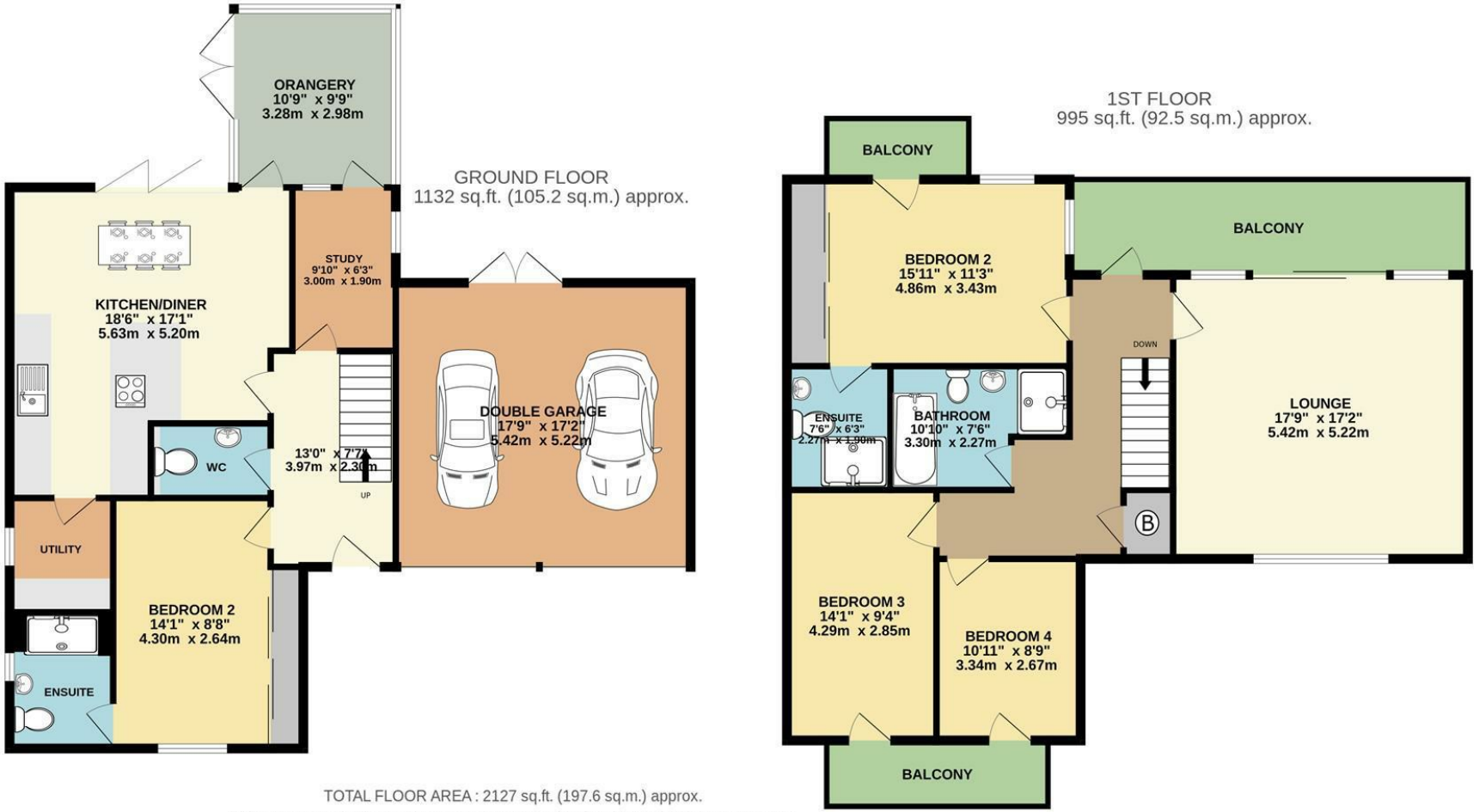






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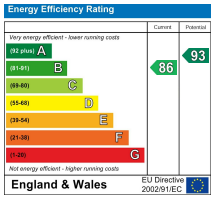
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TOTAL FLOOR AREA : 2127 sq.ft. (197.6 sq.m.) approx.

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.
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Current EPC Rating: B



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