





## Property Description

Occupying a desirable position within one of Brixham's most established residential areas, this handsome Edwardian detached residence offers an exceptional blend of period elegance, generous family accommodation and modern practicality. Beautifully presented throughout and retaining many of its original character features, this substantial four-bedroom home provides an enviable lifestyle opportunity just moments from the town centre, harbour and stunning South Devon coastline.

With its attractive façade featuring two impressive bay windows to the front elevation and distinctive gabled architecture to the rear, the property immediately makes a striking first impression. Behind the characterful exterior lies a spacious and versatile family home extending over two floors, offering four reception rooms, four double bedrooms, ample parking, a larger-than-average garage and a level south-facing garden, all combining to create a property perfectly suited to modern family living. Brixham is renowned for its picturesque harbour, colourful waterfront, thriving local community and spectacular coastal scenery. Situated on the English Riviera, the town provides an abundance of amenities including independent shops, cafés, restaurants, pubs and everyday conveniences. Internal viewing is highly recommended to fully appreciate the space, character and lifestyle offered by this wonderful family home.

## On Approach

A pathway leads through the front garden to the entrance of this attractive Edwardian home, where the character and charm of the property are immediately apparent.

## On Entrance

Upon entering the property, the sense of space and character is immediately apparent. The welcoming entrance hallway provides access to the principal reception rooms and showcases the period charm that runs throughout the home. High ceilings, generous proportions and an abundance of natural light create an atmosphere of warmth and elegance.

## Lounge

The snug lounge is a wonderfully inviting room and serves as the perfect retreat for everyday relaxation. Centred around a charming wood-burning stove, this cosy reception room offers a peaceful space to unwind during the colder months while maintaining a bright and airy feel throughout the year. Attractive proportions and character features enhance the room's appeal, making it an ideal family sitting area.

## Sitting Room / Snug

Complementing the snug is the formal sitting room, another superb reception space designed for entertaining and family gatherings. This elegant room benefits from a second wood-burning stove, creating a stunning focal point and a welcoming atmosphere. The generous dimensions provide excellent flexibility for furniture arrangements, while natural light from the bay window enhances the sense of space. Whether hosting guests or enjoying time with family, this impressive room offers the perfect balance of comfort and sophistication.

## Dining Room

The separate dining room provides an ideal setting for both formal occasions and everyday family meals.

Spacious enough to accommodate a large dining table, this room is perfectly positioned to serve as the central hub for family gatherings and celebrations. Its connection to the adjoining living spaces ensures a natural flow throughout the ground floor, creating a practical and sociable environment.

## Conservatory

To the rear of the property, the conservatory offers a bright and versatile additional reception room overlooking the beautifully maintained south-facing garden. Flooded with natural light throughout the day, this delightful space provides the perfect area for relaxing with a morning coffee, enjoying garden views, reading, or entertaining friends and family. The seamless connection with the outdoor space creates an attractive extension of the home's living accommodation.

## Kitchen

The kitchen has been thoughtfully designed to offer both functionality and style. Fitted with a comprehensive range of modern units and work surfaces, it provides ample preparation and storage space for busy family life. Integrated and freestanding appliances are accommodated with ease, while the practical layout ensures efficient use of space for cooking and entertaining. The kitchen enjoys easy access to the adjoining utility room, providing additional storage, laundry facilities and valuable workspace.

## Utility & Shower Room

The utility room is a highly practical addition, helping to keep the main kitchen free from household clutter. Further enhancing the ground floor accommodation is a conveniently positioned shower room, ideal for busy households, visiting guests or those returning from coastal walks and outdoor activities.

## First Floor

Ascending to the first floor, the spacious landing leads to four generously proportioned double bedrooms, each offering comfortable and flexible accommodation suitable for growing families.

## Principle Bedroom

The principal bedroom is an impressive room with ample space for a full range of bedroom furniture, creating a calm and relaxing sanctuary. Large windows allow plenty of natural light to fill the room, while the generous proportions ensure excellent comfort.

## Bedroom Two

The second bedroom is another substantial double room, equally suited as a principal bedroom and ideal for older children, guests or multi-generational living arrangements.

## Bedrooms Three & Four

Bedrooms three and four are both genuine doubles, a rarity in many modern homes, and provide excellent versatility. They can comfortably accommodate double beds while still leaving ample space for storage, desks or seating areas. These rooms could alternatively serve as home offices, hobby rooms or guest accommodation, depending on individual requirements.

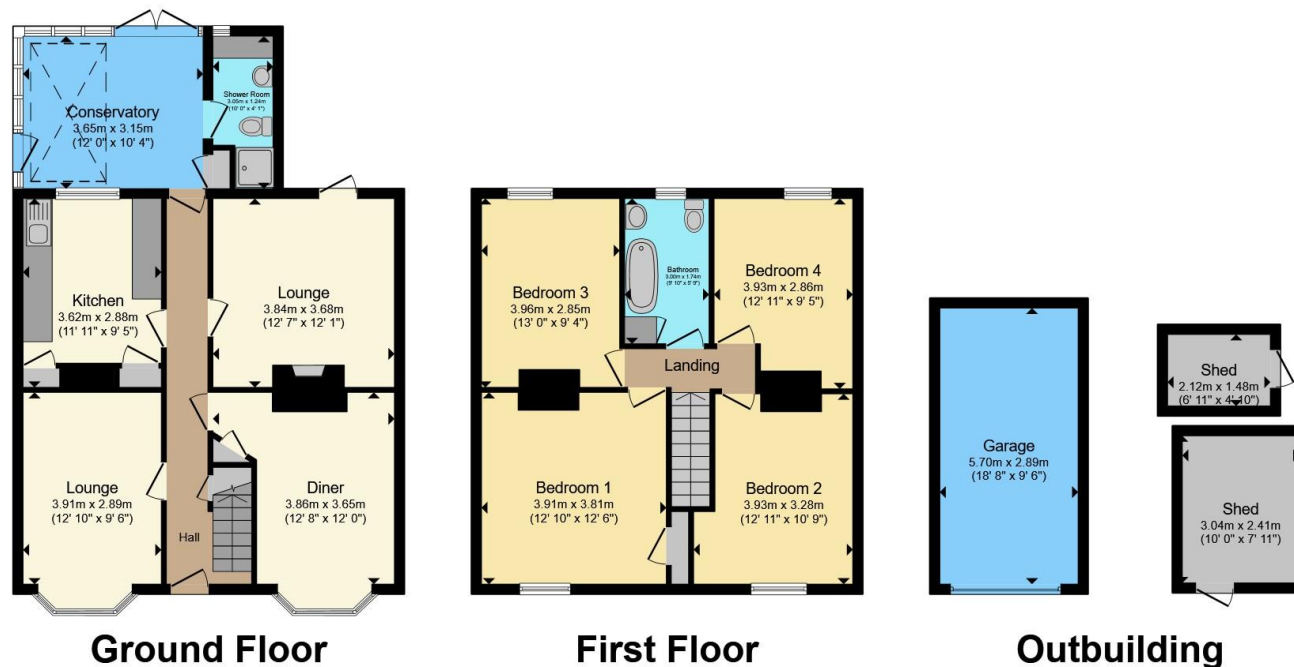
## Bathroom

Completing the first-floor accommodation is the well-appointed family bathroom, fitted with quality sanitary ware and designed to serve the needs of modern family living. The layout combines practicality with comfort, creating a welcoming space for daily use.









Total floor area 167.4 m<sup>2</sup> (1,802 sq.ft.) approx

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To view this property please contact Connells on

**T 01803 400 888**  
**E [paignton@connells.co.uk](mailto:paignton@connells.co.uk)**

51 Hyde Road  
 PAIGNTON TQ4 5BP

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 Band: E

Tenure: Freehold

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