



20 Stoneacre Close, Brixham, TQ5 9RN
Freehold House - End Terrace
Asking Price £350,000

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Located at the end of a quiet cul-de-sac close to St Mary's Park, this beautifully presented three-bedroom home occupies a particularly appealing position with a wonderful sense of space around it. The location is ideal for families and those who enjoy the outdoors, with the park and surrounding open spaces providing plenty of opportunities for dog walking, children's play and picnics, while still being conveniently placed for the amenities of St Mary's Square and the wider Brixham area.

The property has been thoughtfully modernised and improved by the current owners over the years, creating a stylish and extremely comfortable home that is ready to move straight into and enjoy. Considerable thought has gone into making the most of the available space, with the ground floor in particular having been transformed to provide generous, sociable living areas that work exceptionally well for both everyday family life and entertaining.

A real standout feature is the impressive lounge extension, which has created a superb focal point and hub to the home. The room is beautifully proportioned, with a striking vaulted ceiling adding to the feeling of light and space, while a central wood-burning stove provides a cosy focal point. A curved feature wall adds further character and individuality, and wide bi-folding doors open directly onto the rear garden, allowing the inside and outside spaces to blend seamlessly during the warmer months.

The addition of the lounge has also allowed the original ground-floor accommodation to be used far more effectively. The former living space now provides a fantastic-sized sitting and dining area, giving the property a choice of generous reception spaces and plenty of flexibility for family life. Whether used for formal dining, relaxed seating or entertaining friends and family, the layout offers an excellent sense of flow while retaining clearly defined areas within the home.

The wrap-around kitchen is another particularly impressive feature and has been designed to combine contemporary styling with excellent practicality. There is an abundance of worktop and preparation space, with quality work surfaces continuing up to form matching splashbacks and giving the kitchen a smart, seamless finish. Contrasting cabinetry, with darker units at floor level and lighter wall-mounted cupboards above, creates a stylish modern appearance while helping to retain a bright and spacious feel. Real wood shelving provides additional storage and display space, allowing the main worktops to remain clear and uncluttered.



- Quiet cul-de-sac near St Mary's Park
- Stunning vaulted ceiling lounge extension
- Beautifully landscaped rear garden
- Impressive extended family living space
- Stylish contemporary wrap-around kitchen
- Garage, parking and useful workshop





Completing the ground floor is a welcoming entrance and hallway, where useful built-in storage provides ample room for coats, shoes and other outdoor wear. This attention to practical storage continues throughout the property and is particularly beneficial for a busy family home, helping to keep the principal living spaces organised and free from unnecessary clutter.

On the first floor are three bedrooms, including two well-proportioned doubles. The principal bedroom is an excellent size and benefits from two built-in double wardrobes, providing a generous amount of storage without compromising the usable floor space. The third bedroom is positioned to the front of the property and would make an ideal child's bedroom, nursery or home office. There are also two additional storage cupboards accessed from the landing, further enhancing the practicality of the accommodation.

The family bathroom completes the first-floor accommodation and is finished with a clean white suite, providing a bright and fresh space for everyday use. Overall, the combination of three bedrooms, excellent storage and the significantly enhanced ground-floor accommodation makes this an exceptionally versatile home that should appeal to a wide variety of buyers.

Outside, the property continues to impress. The front garden has been attractively landscaped for ease of maintenance, with smart paving surrounding a wood-chip planted feature containing a varied selection of mature shrubs and bushes, bringing colour and interest to the approach. To the rear is a particularly attractive garden, beginning with a generous decked seating area immediately outside the main living accommodation before continuing onto smartly paved areas with raised planting beds. An inset pond forms a lovely central water feature and helps to create distinct areas within the garden, while an impressive selection of established planting, including Japanese acers and ferns, provides texture and changing colour throughout the seasons. Garden lighting enhances the garden at night (please see the photos and video for a view of the garden lighting).

Further practical features include a useful outside workshop, positioned to the side of the property and conveniently accessible from both the front and rear gardens. In addition, there is a garage situated in the adjacent block, identified as the second garage from the left with a grey door, together with parking directly in front. Combining an enviable cul-de-sac position, beautifully presented accommodation, outstanding extended living space and attractive gardens, this is a superb family home offering an excellent balance of style, practicality and proximity to St Mary's Park.

The property is offered with No Onward Chain.



Council Tax Band: B



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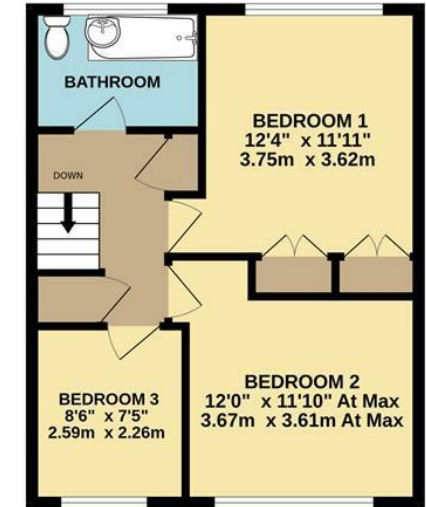
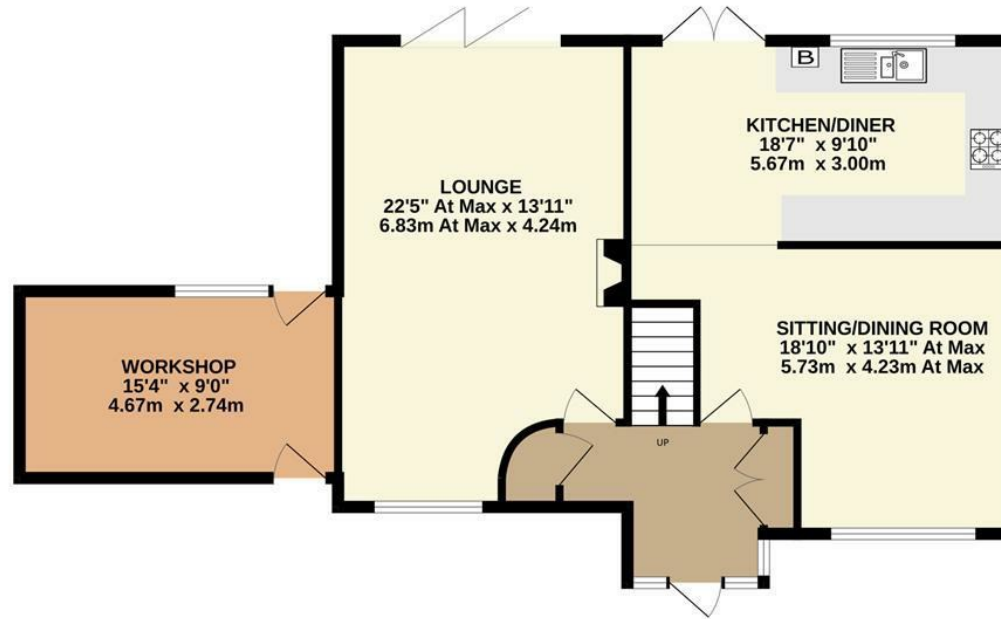
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GARAGE IN BLOCK SECOND
FROM LEFT GREY DOOR
155 sq.ft. (14.4 sq.m.) approx.

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

FIRST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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