



29 Berry Head Road, Brixham, TQ5 9AA
Freehold House - Terraced
£675,000

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Occupying a prime, level position along one of Brixham's most prestigious addresses, Berry Head Road, this substantial Edwardian residence presents a rare opportunity to acquire an exceptionally versatile home in the heart of the town. Currently arranged as an impressive four-bedroom family house with a spacious self-contained two-bedroom garden apartment, the property offers outstanding flexibility for multi-generational living, guest accommodation or income potential, all while retaining the elegance and character expected of a home of this era.

Approached via an attractive front garden, the welcoming entrance hall provides access to both the ground floor apartment and the principal residence.

The ground floor apartment is remarkably spacious, opening into a superb bay-fronted living room enjoying delightful sea glimpses towards Brixham's bustling harbour. A generous double bedroom sits to the middle, while an inner hallway leads through to a beautifully appointed, light-filled contemporary kitchen, a stylish modern shower room, and an exceptionally large second double bedroom overlooking the rear. Outside, the apartment benefits from its own colourful, thoughtfully landscaped garden, providing a private and peaceful retreat.

Ascending to the main residence, the scale of the accommodation is immediately apparent. The first floor features a magnificent bay-fronted sitting room, beautifully presented and enjoying superb panoramic views across Brixham's picturesque inner harbour. An adjoining room offers excellent flexibility as a fourth bedroom, home office or additional reception room, while a spacious family shower room serves this level. To the rear, a striking dining room flows seamlessly into a high-quality contemporary kitchen, flooded with natural light and offering extensive worktop space and generous storage.

The second floor continues to impress with three excellent double bedrooms, all generously proportioned. The principal front bedroom enjoys breathtaking elevated sea and harbour views, while the impressive rear suite benefits from its own en-suite wet room, dedicated utility area and direct access onto a private sun terrace. A further family bathroom completes the upper floor accommodation.

Externally, the rear garden is a true highlight. A sunny terrace accessed directly from the kitchen provides the perfect space for outdoor dining before leading onto a beautifully landscaped, predominantly level, south-facing garden designed for ease of maintenance and year-round colour. To the rear are a substantial workshop and potting shed, together with steps rising to a generous parking area accessed via Heath Road, comfortably providing off-road parking for two vehicles—an exceptionally rare and highly sought-after feature within this part of Brixham.

The property further benefits from efficient electric heating throughout, complemented by owned solar panels which help to improve energy efficiency and reduce running costs. The principal sitting room also enjoys the added comfort of a wall-mounted air conditioning unit, providing both cooling in the summer months and an additional efficient heating option during cooler weather.

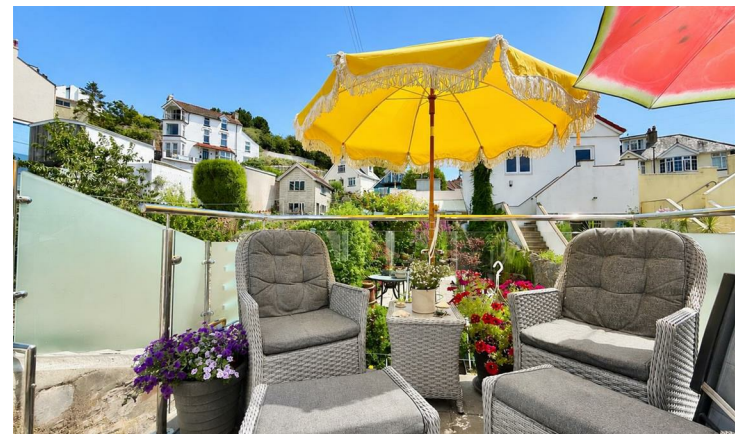
Combining elegant Edwardian proportions, stunning harbour views, exceptional versatility, modern energy-efficient features and one of Brixham's most desirable locations, this is a truly wonderful home that must be viewed to be fully appreciated.

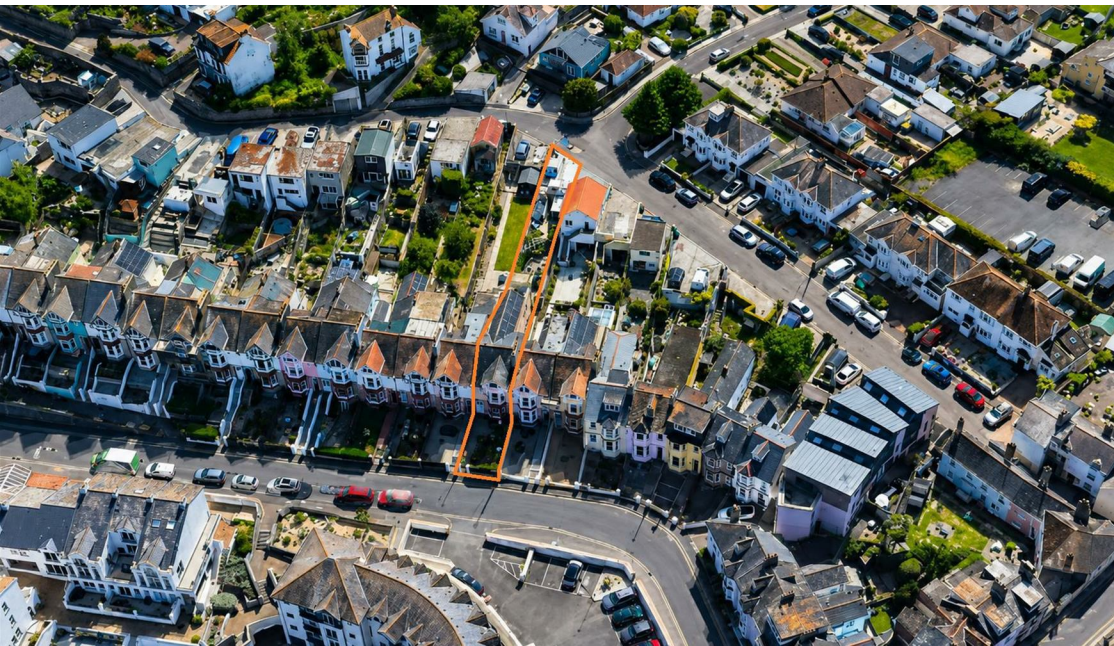
Council Tax Band: B



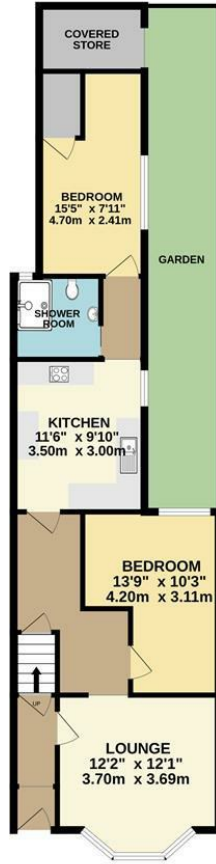
- Substantial Edwardian Terrace
- Ample Off Road Parking
- With 6 Double Bedrooms

- Separate Ground Floor Apartment
- Exceptional Location w Views
- Freehold / Both Council Tax B

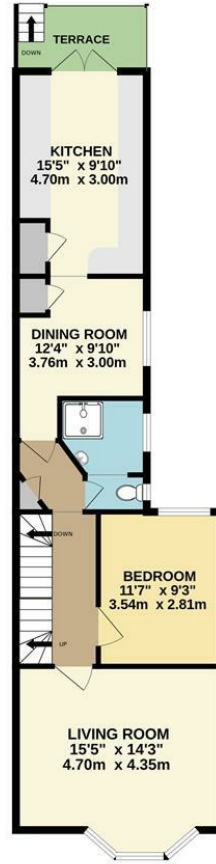




GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



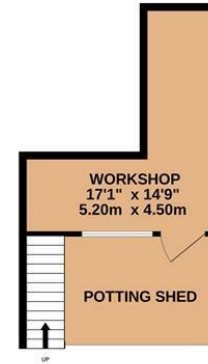
2ND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



PARKING
252 sq.ft. (23.4 sq.m.) approx.



OUTSIDE
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 2540 sq.ft. (236.0 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			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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