



28 Northfields Lane, Brixham, TQ5 8RS
Freehold House - Detached
£469,950

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This stunning 1930's family home, affectionately known as The Joly Plaice, has been carefully renovated to a high standard, combining timeless period charm with stylish modern design. Situated in a desirable part of Brixham, the property offers generous living space, excellent local schools, and the convenience of shops, the town centre and the harbour all within easy reach.

The home retains much of its original 1930's character, enhanced by a substantial double-height extension carried out by previous owners. This addition blends seamlessly with the original house and provides the scale and proportions demanded of modern family living.

Since then, the current owners have improved the property even further, reconfiguring the layout to open up the living space and enhance the natural flow throughout the ground floor. Their renovations have added both functionality and style, while also reintroducing elements of 1930's chic, giving the home a unique blend of character and sophistication.

The heart of the property is the expansive open-plan living area, stretching an impressive 36 feet in length and almost 17 feet in width. With elegant herringbone flooring unifying the spaces, this room is perfect for both family life and entertaining. Large glazed doors open directly onto the garden, ensuring the interior is filled with natural light and creating a seamless connection between indoors and outdoors.

The contemporary kitchen has been fitted to a high standard, complete with quality worktops, integrated appliances and a substantial breakfast bar. Designed to be as practical as it is stylish, it provides ample concealed storage and cleverly hidden workstations for smaller appliances, ensuring clean lines and uncluttered surfaces. There is even an instant boil tap, the whole makes it the perfect hub for family meals, entertaining or relaxed gatherings.

Practical features are seamlessly integrated into the layout. On the ground floor, there is a useful WC and a utility cupboard housing the washing machine and tumble dryer, keeping day-to-day essentials neatly out of sight while maintaining the sleek aesthetic.



- Renovated 4 Bed 1930's Family Home with Charm
- Contemporary Kitchen with Large Breakfast Bar
- Versatile Garden Studio with Garage Parking
- 36ft Open-Plan Living and Dining Space
- Landscaped Gardens, Patio and Lawn Areas
- Freehold - Council Tax Band D



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Upstairs, the home offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining rooms are served by a smart and modern family bathroom. Each space is light, bright and versatile, making them ideal for both family members and visiting guests.

Bespoke fitted shutters have been added to the principal rooms, enhancing both the style and practicality of the interiors. The loft has also been boarded, creating a valuable additional storage area that adds to the overall functionality of the home.

Significant upgrades have been carried out to the infrastructure of the property. These include a full rewire and the installation of a completely new central heating system. The ATAG boiler, installed in 2018 with a ten-year guarantee, ensures efficiency and reliability, giving the new owners complete peace of mind.

The gardens are generous and thoughtfully designed. The front has a beach-inspired landscape, complementing the home's coastal location, while the rear offers a more traditional mix of patio and lawn — a perfect setting for entertaining, play or relaxation.

At the end of the garden is a versatile modern studio, fully equipped with light and power. Currently used as a home office, this flexible space could serve equally well as a hobby room, treatment studio, or teenagers' retreat. Beyond this lies a detached single garage with parking in front, further underlining the practicality of the property.

The location is one of the home's strongest assets. With good local schools nearby, everyday amenities available at Pillar Avenue and Cambridge Road just a quarter of a mile away, and Brixham Harbour and the town centre only half a mile from the door, the property combines convenience with lifestyle. Easy access out of Brixham towards Torbay also makes commuting straightforward.

In summary, The Joly Plaiçe is a superb family home that offers style, space and practicality in equal measure. With its blend of 1930's charm, carefully enhanced by the current owners' thoughtful improvements, and its excellent Brixham location, it is a property that truly stands out. Internal viewing is highly recommended to appreciate the quality, character and lifestyle this home has to offer.



Council Tax Band: D

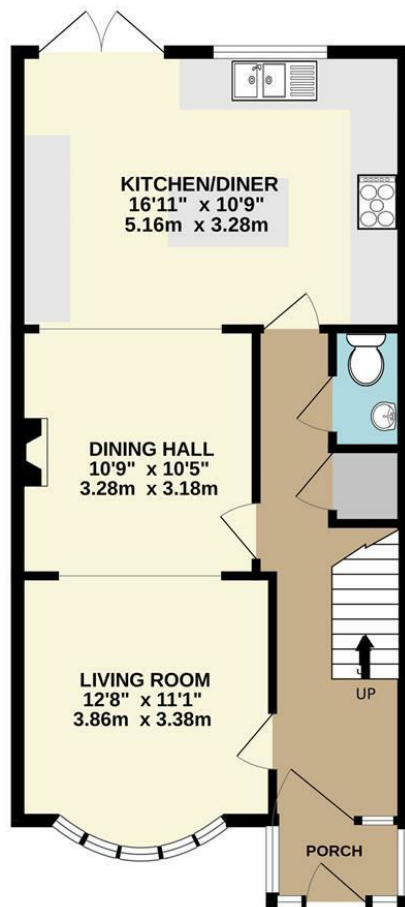


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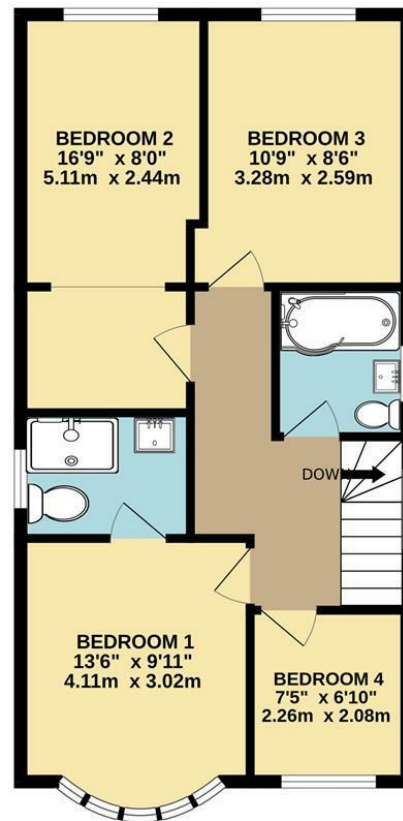
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GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



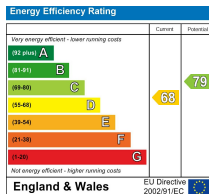
GARDEN STUDIO
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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: D



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