



Killick, 91 Berry Head Road, Brixham, Devon, TQ5 9AG
Freehold House - Detached
Asking Price £950,000

boycebrixham
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A rare and exciting opportunity to acquire a magnificent five-bedroom Victorian villa, situated on one of Brixham's most sought-after roads, leading directly to the stunning Berry Head Country Park. This elegant and imposing residence combines timeless character with modern living, offering an exceptional lifestyle by the coast.

Beautifully improved, the property has been thoughtfully enhanced with a sympathetic approach to its Victorian heritage, retaining a wealth of period charm while incorporating contemporary comforts throughout. It stands as one of Brixham's finest homes, with very few properties of this scale remaining as a single private residence.

The versatility of the accommodation is one of the home's most appealing features. It can be enjoyed as an impressive six-bedroom family home, complete with four reception rooms and three bathrooms, offering generous space for even the largest of families.

Alternatively, the property lends itself perfectly to multi-generational living or a main residence with substantial guest accommodation. The annex provides a fantastic opportunity for visiting guests to enjoy independence, or equally, for use as a potential income-generating holiday let.

The annex itself is well-proportioned and thoughtfully arranged, offering a comfortable and private living space. This flexibility makes the property an attractive option for those seeking both a lifestyle home and a sound investment opportunity.

The plot is particularly noteworthy, offering a size rarely found so close to the water's edge in Brixham. There is also genuine potential, subject to the necessary consents, to create an additional independent dwelling to the left-hand side of the main house, with neighbouring properties already demonstrating similar development.

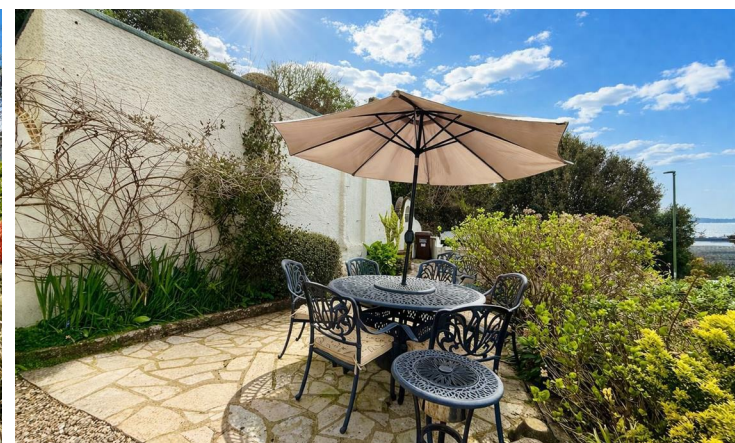
Externally, the property enjoys a charming front garden, designed with ease of maintenance in mind, featuring gravelled borders and mature planting that beautifully frame the façade of the house. To the right-hand side, there is valuable off-road parking along with two garages, ideal for car enthusiasts or for storing larger equipment such as water sports gear.

The rear garden is a particular highlight, rich in character with exposed limestone walls and a variety of established planting. A lower courtyard, accessed directly from the kitchen and dining room, provides a perfect spot for al fresco dining or a relaxed morning coffee.



- Stunning Detached Victorian House
- 5 Bedrooms & 3 Bathrooms
- Ideal Home With Income
- 2 Garages
- Popular Berry Head Side Of Town

- Panoramic Coastal Views
- 4 Spacious Reception Rooms
- Dual Family Living
- Building Plot Potential
- Great Location Near Waters Edge



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From here, a winding pathway leads through the garden to a selection of outdoor features including a garden shed, summer house, and two generous decked seating areas. These elevated spaces enjoy breathtaking panoramic views across Torbay, creating an idyllic setting for entertaining or simply unwinding.

Internally, the property continues to impress. The welcoming entrance hallway leads into a spacious sitting room, with a separate dining room positioned just off, ideal for both formal and informal occasions. A convenient WC and utility space are also located nearby.

The kitchen has been tastefully finished in a classic shaker style, complementing the age and character of the home while offering practical modern functionality. The nearby beach is just a short three-minute walk away, with the popular seawater lido located approximately five minutes in the opposite direction.

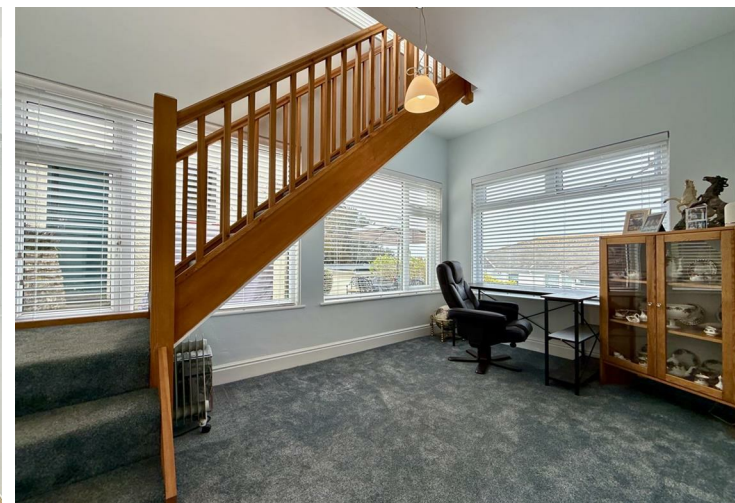
The first floor provides three well-proportioned bedrooms (excluding the guest accommodation), along with a family bathroom. Stairs rise to the second floor where the principal suite is truly impressive, featuring a spacious double bedroom with panoramic coastal views, a freestanding bath, built-in wardrobes, and a luxurious en suite.

The guest accommodation is equally well-appointed, comprising a generous bedroom, comfortable sitting room, a well-sized kitchen, a main bathroom, and a versatile entrance space suitable for use as a study or garden room. From here, there are also wonderful views back towards Brixham Marina.

The location is exceptional, ideal for those who appreciate the beauty of the South Devon coastline. The South West Coast Path runs directly opposite the property, while Berry Head Country Park is just a short walk away, offering some of the most dramatic and unspoilt coastal scenery in the country.

Brixham town centre, harbour, and marina are all within easy walking distance, providing a vibrant mix of shops, restaurants, and traditional pubs. The town itself retains a charming, bustling atmosphere, making it a highly desirable place to live.

Finally, the area is well regarded for its excellent schooling, making this a superb choice for families seeking both quality of life and education. This truly is a rare opportunity to acquire a landmark home in one of South Devon's most picturesque coastal settings.

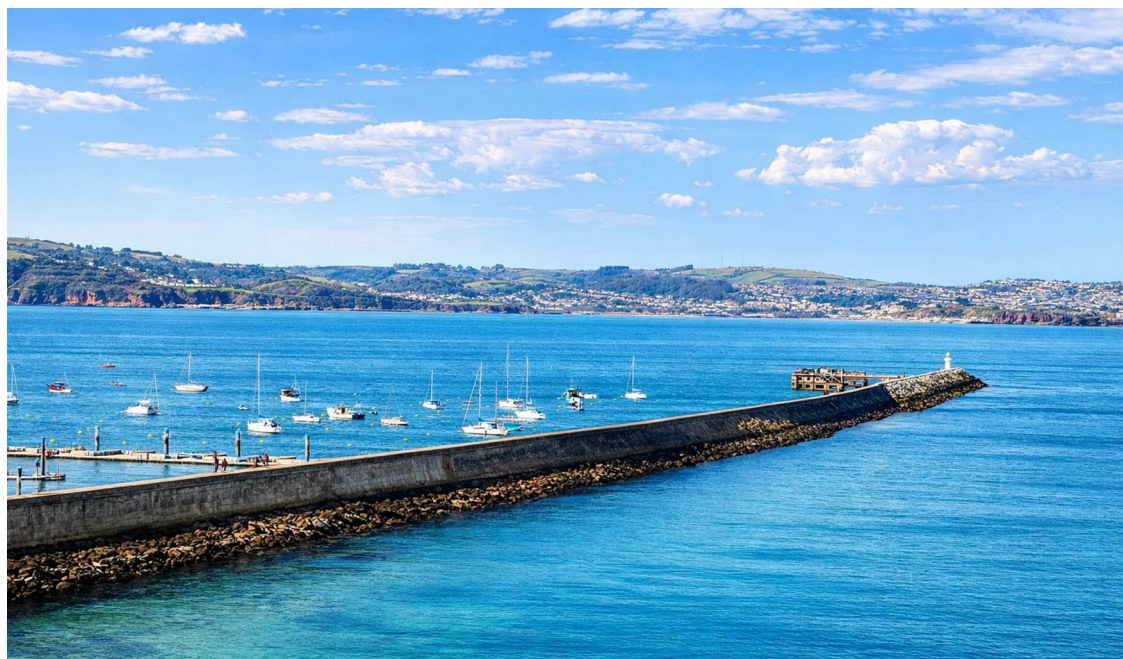


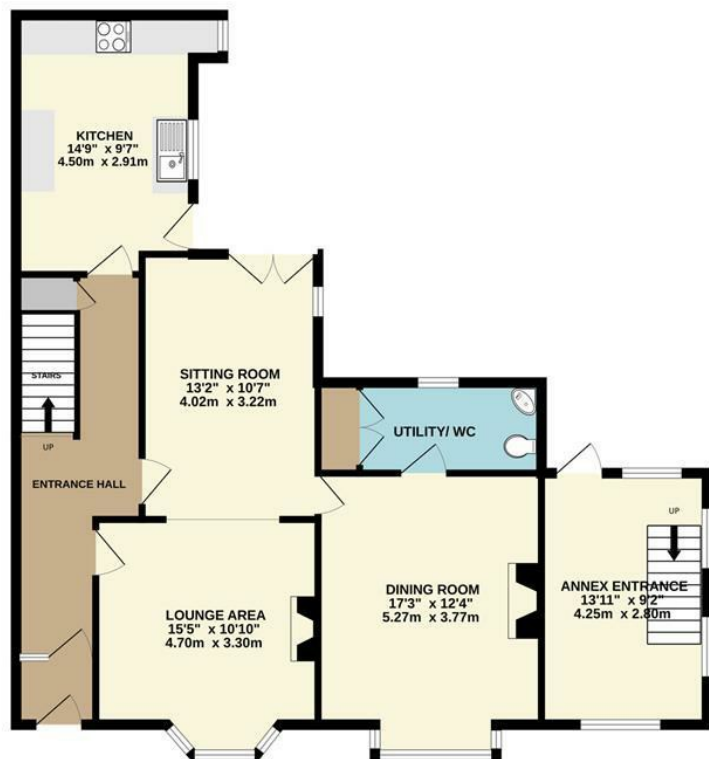
Council Tax Band: G



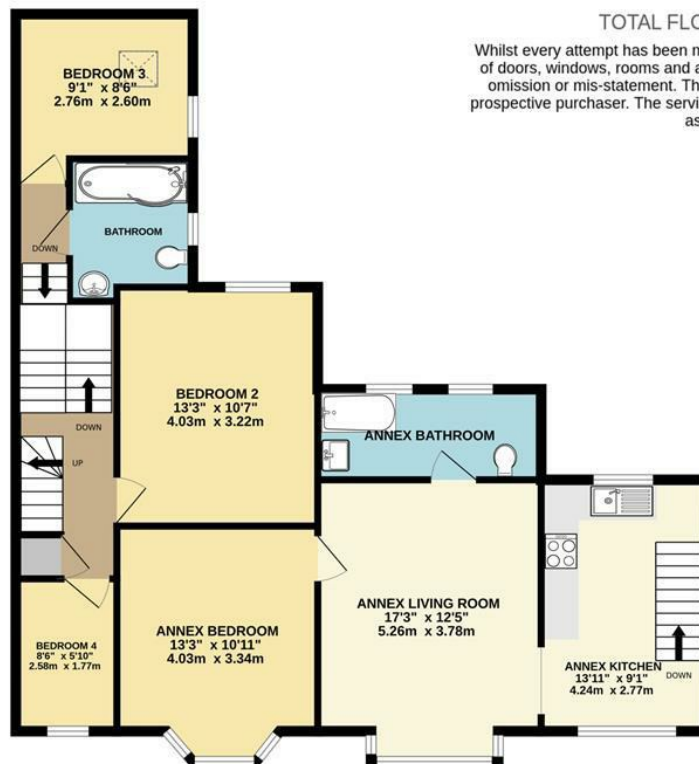
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GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.

TOTAL FLOOR AREA : 2262 sq.ft. (210.2 sq.m.) approx.

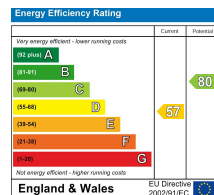
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

Current EPC Rating: D



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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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