

1a Glenmore Road, Brixham, TQ5 9BT
Freehold House
Asking Price £239,950

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email property@ljboyce.co.uk call 01803 852736

Occupying an elevated position along Glenmore Road, within easy walking distance of Brixham's bustling town centre and picturesque harbour, this deceptively spacious three double bedroom maisonette offers beautifully individual accommodation arranged over two floors. The property enjoys a wonderfully convenient setting, with the town's independent shops, cafés, restaurants and everyday amenities all close at hand. Full of character and personality, the accommodation is considerably more generous than its roadside appearance might suggest, whilst the extensive hillside gardens and delightful outdoor seating areas are a particularly unexpected feature.

The accommodation is approached via steps from Glenmore Road, leading to a superb, recently fitted kitchen/dining room which provides a welcoming entrance to the home. This generously proportioned, triple-aspect space is flooded with natural light and features stylish navy-blue cabinetry, marble-effect worktops and a substantial central island with induction hob and extractor above. Integrated appliances, attractive timber-effect flooring and striking decorative finishes complete this excellent room, offering plenty of space for everyday dining and entertaining.

A hallway leads through to the comfortable lounge, where a wide bay window enjoys an outlook across the surrounding rooftops, whilst a centrally positioned log-burning stove creates a lovely focal point. The room has a warm and inviting atmosphere, with attractive recessed shelving to either side of the fireplace and plenty of space for comfortable seating. Also on this level is a generous double bedroom and a particularly spacious bathroom, beautifully individual in its presentation, featuring a freestanding double-ended bath, separate shower enclosure and distinctive patterned flooring.

Stairs rise to the upper floor, where two further excellent-sized double bedrooms provide comfortable and versatile accommodation. Both rooms enjoy plenty of natural light, with attractive sloping ceilings adding character to the spaces. One is currently arranged as a principal bedroom, whilst the other provides a generous additional bedroom or home-working space, depending on individual requirements. A separate WC serves this level, making the layout particularly practical for family living or visiting guests.

3 1 2

- Deceptively spacious three bedroom maisonette
- Recently fitted kitchen with island
- Extensive gardens with sunny terraces
- Three generous double bedrooms
- Characterful lounge with log burner
- Freehold ownership and central location









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Outside, the property really comes into its own, enjoying a surprisingly extensive and wonderfully varied garden which rises up the hillside towards Parkham Road. Immediately adjoining the accommodation is a sunny decked terrace, providing an excellent space for outdoor dining, relaxing and entertaining, with lovely open views across Brixham's colourful hillside properties. The gardens continue upwards through established planting and natural terraces, with further seating areas, including an attractive timber-covered deck positioned to make the most of the elevated outlook. There is considerable scope for keen gardeners to enjoy the various planted areas, whilst the different levels provide a pleasing sense of privacy and separation. The combination of sunny terraces, established greenery and far-reaching rooftop views makes the outside space a particularly appealing feature of this unusual home.

The property's position is particularly convenient for enjoying everything Brixham has to offer. The nearby town centre provides an excellent selection of independent shops, traditional pubs, cafés and restaurants, whilst the picturesque harbour and waterfront are just a short walk away. Brixham is also renowned for its beautiful coastal surroundings, with Berry Head Nature Reserve, the South West Coast Path and numerous sheltered coves and beaches all within easy reach. Whether seeking a permanent home close to the heart of town or a characterful coastal retreat, the location offers an appealing combination of everyday convenience and the relaxed lifestyle for which Brixham is so well known.

An important benefit of the property is that it owns the freehold of the entire building, with the separate lower-floor flat held on a long lease at a peppercorn ground rent. Responsibility for building maintenance and buildings insurance is shared equally between the two properties, on a 50/50 basis. This arrangement provides the maisonette with the benefit of freehold ownership whilst sharing the costs associated with the upkeep of the building. With its generous accommodation, three double bedrooms, characterful interiors and remarkable hillside gardens, this is a property that really needs to be viewed to appreciate everything it has to offer.









Council Tax Band: B







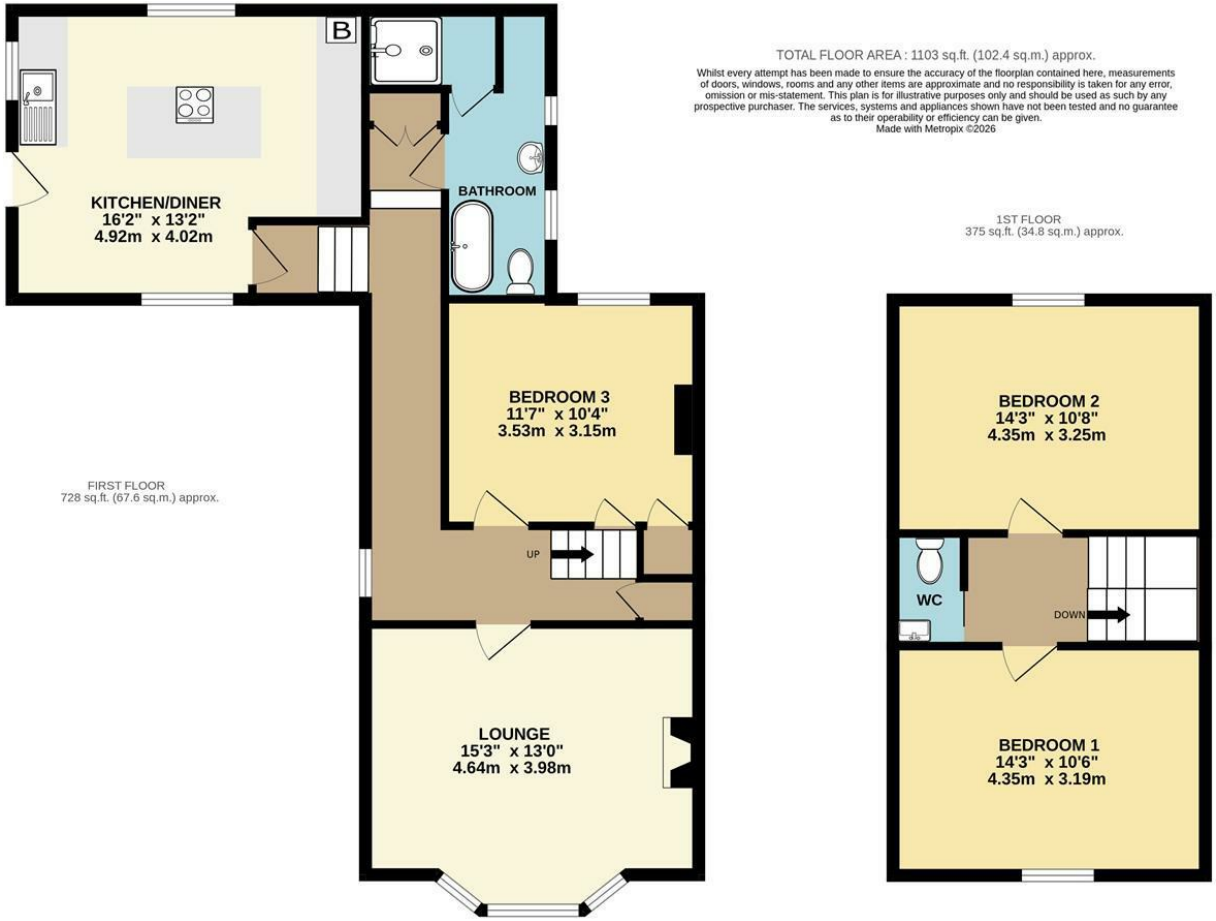


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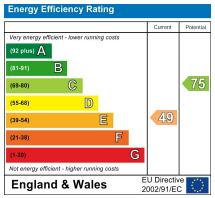
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Current EPC Rating: E



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