



Rock Hill House Heath Road, Brixham, TQ5 9BH
Freehold House - Detached
Asking Price £615,000

boycebrixham
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Rock Hill House circa 1907, presents a rare and exciting opportunity to purchase a true Edwardian Brixham landmark. Perched just above the main harbour, the property enjoys uninterrupted panoramic views across the Brixham harbour bowl, including the bustling inner harbour, the famous fish market, the marina, and out across the English Channel beyond. This exceptional home is offered for sale for the first time since 1976, making it a once-in-a-generation chance to acquire one of the most sought-after harbour-side residences in the town.

This distinctive property combines all the features that are so hard to find in Brixham's historic harbour area: off-road parking, a large garage, large workshop/shed, and a good-sized garden — all within a generously proportioned detached home. The harbour's unique topography and heritage status mean such attributes are rarely available together, adding to the exclusivity of this sale. The setting is as practical as it is picturesque, providing both privacy and convenience just a short stroll from the waterfront.

Situated in one of the country's prettiest and most vibrant fishing ports, Rock Hill House offers an enviable lifestyle for those seeking a family home by the sea. The spacious layout and unrivalled outlook would suit buyers who wish to embrace the charm of coastal living while still enjoying the benefits of modern amenities within easy reach. The property's elevated position provides spectacular ever-changing views, from colourful fishing boats to sweeping seascapes.

The accommodation is both substantial and versatile, currently arranged with six bedrooms, three well-proportioned reception rooms, and a kitchen/breakfast room. There is a downstairs bathroom with an adjacent shower room and laundry area, a family bathroom on the first floor, and a further bathroom on the top floor — ideal for accommodating larger families or visiting guests. Each level offers scope to reconfigure the layout to suit individual needs.

While the property has been well-loved by the same family for decades, it is now in need of full modernisation. This offers incoming owners a blank canvas on which to create their dream home, with the potential to blend contemporary style and comfort with the building's inherent character. The generous proportions and solid construction provide an excellent foundation for sympathetic refurbishment or imaginative redesign.

Opportunities of this calibre are increasingly rare in Brixham, particularly in such a prime harbour-side location with parking, a garage, gardens, and expansive views. Whether you are seeking a full-time residence, a coastal retreat, or an investment with strong long-term appeal, Rock Hill House is a property that demands attention. Early viewing is strongly recommended to fully appreciate its unique position and outstanding potential.

Council Tax Band: F



- Detached Freehold Property
- Off-road parking
- Chain Free

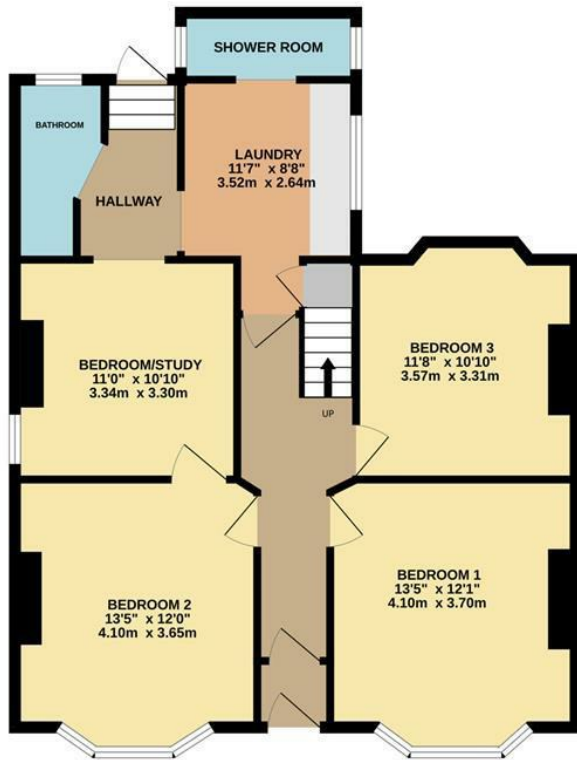
- Panoramic inner harbour and marina views
- Large garage + workshop/shed
- Council Tax Band F



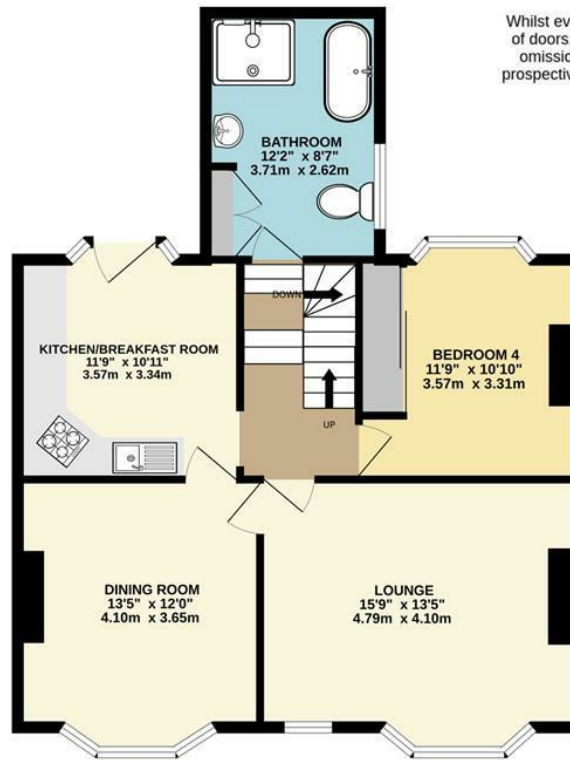
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GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.



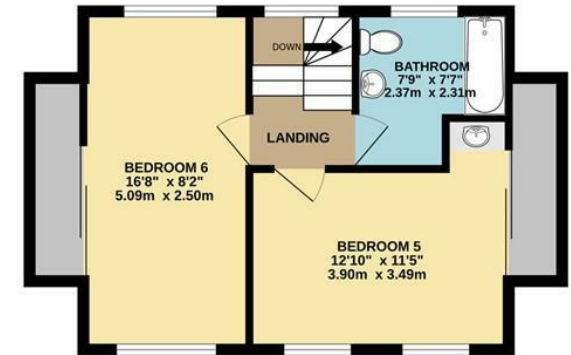
1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



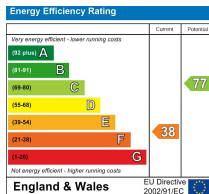
TOTAL FLOOR AREA : 1967 sq.ft. (182.8 sq.m.) approx.

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
404 sq.ft. (37.5 sq.m.) approx.



Current EPC Rating: F



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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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