



Bracken Rise, Broadlands, Paignton, TQ4 6JU

Eric Lloyd
& Co.

www.ericlloyd.co.uk

£695,000 Freehold

Set within one of the most desirable residential enclaves in Broadsands, Greenover on Bracken Rise is an exceptional detached bungalow commanding breathtaking views.

Occupying a generous, sunny plot, this substantial home enjoys a truly captivating outlook towards and beyond the steam train viaduct at Broadsands, part of the engineering legacy of Isambard Kingdom Brunel. Throughout the season, the iconic Dart Valley Railway steam train can be seen passing through the valley, creating a wonderfully nostalgic scene, with views extending beyond to the sea and the dramatic South Devon coastline.

The property offers remarkably spacious and versatile accommodation, ideal for families, downsizers seeking room to entertain, or purchasers looking for a home with future potential. A welcoming entrance hall creates an immediate impression of scale, featuring a double cloaks cupboard and access hatch to the substantial loft space.

The dual-aspect sitting room is a particularly impressive reception area, bathed in natural light and centred around an attractive fireplace with gas fire. Large patio doors frame the view and open directly onto the front verandah, perfectly positioned to enjoy the exceptional outlook.

To the rear, the kitchen/dining room forms the heart of the home, offering ample space for everyday living and entertaining, fitted with a good range of oak effect wall and base cupboards, wide pan drawers and granite working surfaces. There are twin stainless steel undermounted sinks with mixer tap over. Integral 'A.E.G' fridge/freezer and built in 'Neff' electric double oven/grill and five burner gas hob with matching splash back and cooker hood over. A useful utility room adjoins the kitchen, with ample space for white goods and a conservatory extends from the dining area, providing an additional reception space overlooking the gardens.

There are three generously proportioned double bedrooms. The principal suite enjoys glorious views to the front as mentioned, fitted wardrobes, and a private en suite shower room/W.C. The remaining spacious bedrooms which also have fitted wardrobes are served by a well-appointed family bathroom/W.C.

A notable feature of Greenover is the extensive loft space, for which planning permission was previously granted for a range of alterations and extensions (P/2005/1658) Although now lapsed, this demonstrates the considerable potential to create further accommodation, subject to obtaining the necessary consents.

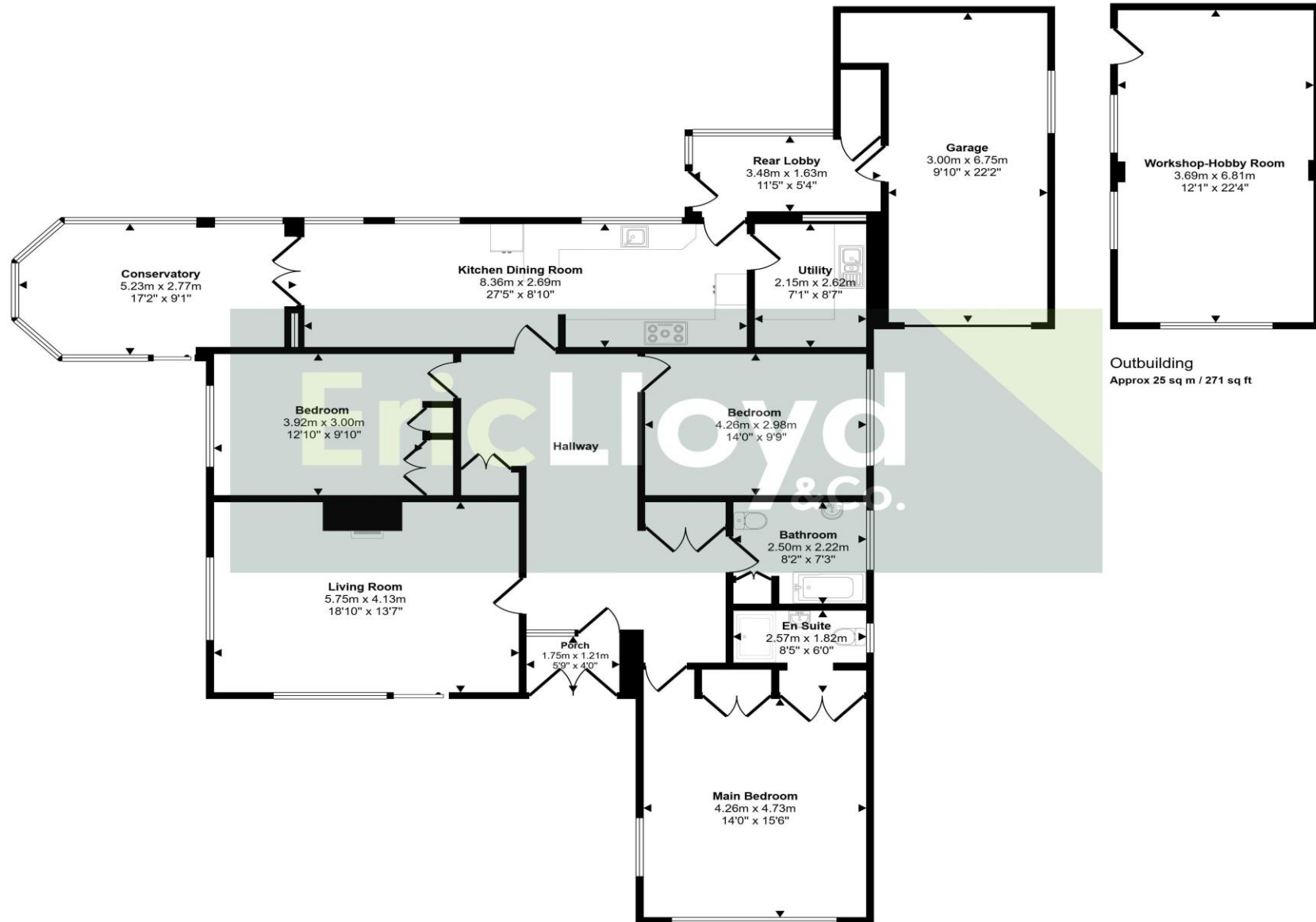
Externally, the property stands in large, mature gardens enjoying a sunny aspect and privacy.

There is ample driveway parking for numerous vehicles, an attached garage, and a substantial workshop/hobby room offering excellent flexibility for storage, home working, or conversion to alternative uses, subject to planning permission.

Broadsands is renowned for its coastal beauty and convenient access to beaches, coastal walks, and nearby amenities in Paignton, Brixham and Torbay. Greenover combines an enviable setting, generous accommodation, and exciting potential, making it a rare opportunity to acquire a distinguished home in one of South Devons most sought-after locations.



Approx Gross Internal Area
210 sq m / 2263 sq ft



Floorplan
Approx 185 sq m / 1993 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: F

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 81% / THREE 80% / VODAPHONE 71% / O2 62%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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