



Parkham Lane, Brixham, TQ5 9JR

**Eric Lloyd**  
& Co.

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## £925,000 Freehold

Situated in a highly sought-after address, this exceptional architect-designed residence presents an outstanding opportunity to acquire a home of remarkable scale, elegance, and versatility.

Extending to approximately 4,120 square feet, the property has been the subject of an extensive and meticulous programme of renovation and enhancement by the current owners. The result is a sophisticated and beautifully curated living environment, finished to an exacting standard and styled with an assured sense of contemporary flair, offering up to **SIX BEDROOMS (THREE SUITES)** and **TWO ANNEXES** over multi level accommodation.

From the moment you arrive, the property makes an immediate and lasting impression. The principal entrance hall sets the tone, welcoming guests beneath a lofty semi-vaulted ceiling that enhances both light and volume. This striking introduction leads seamlessly into the heart of the home: a breathtaking open-plan living space designed for both grand entertaining and relaxed family life. This principal living area is nothing short of spectacular.

Floor-to-ceiling bi-folding doors flood the space with natural light and create a seamless connection to the outdoor pool terrace, heated **SWIMMING POOL** and landscaped gardens beyond. The continuation of the semi-vaulted ceiling amplifies the sense of openness, while the high-gloss fitted kitchen provides a sleek and functional focal point. Appointed with premium built-in Neff appliances, including an integral larder fridge, freezer, and dishwasher, twin ovens, combi microwave and coffee machine the kitchen is as practical as it is visually impressive. A substantial central island incorporates an induction hob, breakfast bar seating, and subtle mood lighting, making it ideal for both casual dining and social gatherings.

A thoughtfully designed feature wall, complete with double sided log burner, partially separates the kitchen from the adjoining spaces while maintaining the overall flow. A few steps lead down to a generous dining area, perfectly positioned for entertaining, with an adjoining sun lounge that enjoys further glazing and direct access to the pool terrace and outdoor seating areas. Opposite, a more intimate and cosy lounge offers a tranquil retreat, enhanced by a bespoke media wall. Underfloor heating runs throughout this entire level, ensuring comfort and efficiency year-round.

Additional accommodation on the entrance floor includes a highly versatile bar and leisure room, which could equally serve as an additional bedroom suite. This space benefits from its own en suite shower room and dressing area, as well as direct access to the pool terrace, making it ideal for guests. Nearby, on a lower level a well-appointed utility room provides ample storage and space for appliances, complemented by a further double bedroom and a contemporary family bathroom, all finished to the same impeccable standard, as well as one of the property's large bedroom suites.

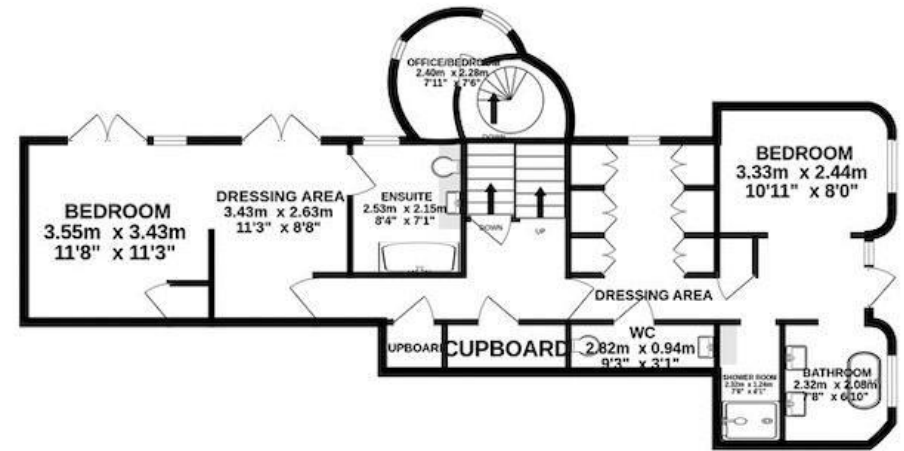
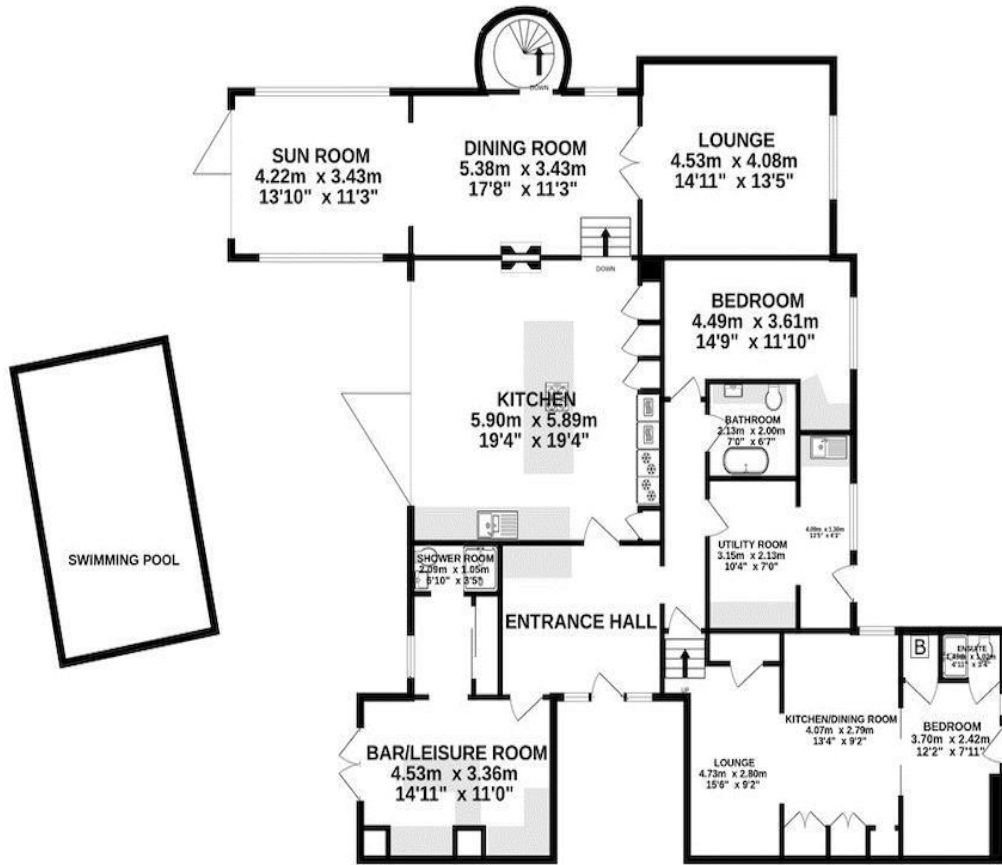
The fabulous principal bedroom suite and remaining bedrooms are located on the lower levels of the property connected by the sweeping curved short staircases.

Each of the two annexes have been thoughtfully designed and fully furnished, providing stylish, self-contained accommodation. With established accounts and forward bookings already in place, these annexes represent a significant and reliable income stream, while also offering flexible options for multi-generational living or guest accommodation. The first annexe is located at the lower level of the house with internal and external access doors. The second annexe is accessed independently from the front of the property, ensuring privacy and convenience for occupants.

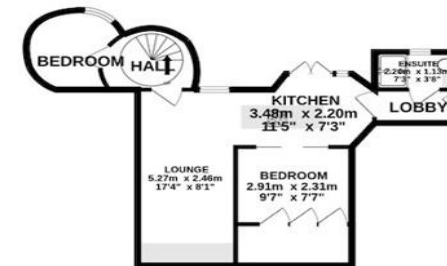
Externally the home continues to impress. The **POOL TERRACE** serves as a stunning extension of the interior living space, ideal for al fresco dining, relaxation and entertaining. The gardens have been carefully landscaped with porcelain tiling to complement the property's modern aesthetic while offering areas of tranquility and enjoyment.

This is a residence of rare quality and distinction. Its combination of design luxurious finishes and flexible accommodation creates a home that is functional as it is beautiful, with far too many features to detail, an internal viewing is essential to appreciate the scale, design and lifestyle opportunity.





PARADISE LODGE  
43.7 sqm (465 sq ft) approx.



TOTAL FLOOR AREA : 382.7 sq.m. (4120 sq.ft.) 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: G

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% / THREE 73% / O2 70%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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