



Copythorne Road, Brixham, TQ5 8PX

Eric Lloyd
&Co.

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£650,000 Freehold



Pine Lodge is an exceptionally spacious and deceptively large detached residence, offering approximately 1,700 sq ft of versatile accommodation arranged over split levels. Occupying an elevated position within a desirable residential setting, the property enjoys beautiful south-easterly views across the picturesque harbour town of Brixham and towards the surrounding South Devon countryside.

Designed to make the most of its outlook and generous plot, Pine Lodge combines flexible family living with excellent outdoor entertaining space and a 7.3m x 3.5m heated swimming pool.

A distinctive feature entrance hall creates an impressive first impression, with half stairs rising to the upper level and half stairs descending to the lower accommodation, highlighting the property's unique split-level design. A cloakroom/W.C is conveniently located off the hallway.

The principal reception rooms are both generously proportioned and filled with natural light. The double-aspect formal dining room provides an elegant setting for entertaining, while the comfortable lounge features an attractive recessed gas fire and patio doors opening directly onto a raised seating terrace. From here, the far-reaching views can be fully appreciated, creating a wonderful extension of the living space during the warmer months.

The kitchen/breakfast room is fitted with a comprehensive range of units complemented by ample worktop space, incorporating a built-in oven and hob with additional space for appliances. There is plenty of room for a breakfast table and chairs, making it a practical and sociable hub of the home, with a side access door leading outside.

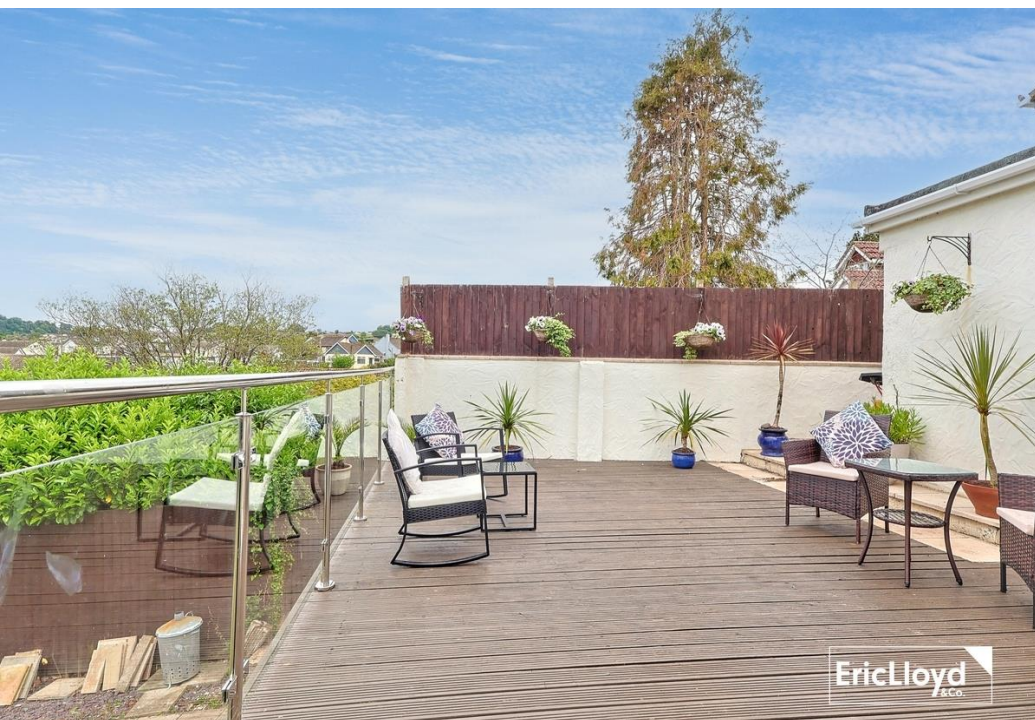
The bedroom accommodation is thoughtfully arranged across different levels, providing flexibility for families and visiting guests alike. In total there are five bedrooms, served by a family bathroom. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room/W.C, creating a comfortable private retreat.

Further enhancing the property's practicality are two substantial basement/storage rooms located beneath the house, together with an additional W.C, offering excellent space for storage, hobbies or workshop use.

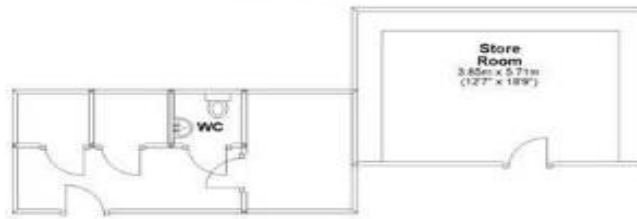
Outside, Pine Lodge continues to impress. The front and side have been landscaped for ease of maintenance, the rear garden is of an excellent size, featuring a large expanse of lawn ideal for families and outdoor recreation. A heated outdoor swimming pool forms a particular highlight, surrounded by a generous patio terrace that provides the perfect setting for relaxation and entertaining. The pool is further enhanced by a retractable aluminium cover, helping to maximise usability and convenience throughout the year.

Approached via a shared private lane (owned by pine lodge), the property also benefits from a detached single garage and ample off-road parking for two to three vehicles. Brixham remains one of South Devon's most sought-after coastal destinations, renowned for its working fishing harbour, colourful waterfront, independent shops, cafés and restaurants. The town offers excellent local amenities, highly regarded schools and easy access to the stunning South West Coast Path, making it ideal for both families and those seeking a relaxed coastal lifestyle. Beautiful beaches, coves and marinas are all within easy reach, while the neighbouring towns of Paignton, Torquay and Dartmouth provide further leisure, shopping and transport connections.

Pine Lodge presents a rare opportunity to acquire a substantial family home in a prime position, enjoying space, views and outstanding outdoor facilities in one of the area's most desirable locations.



Garden Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 106.2 sq. metres (1142.8 sq. feet)



Total area: approx. 159.6 sq. metres (1718.3 sq. feet)

First Floor
Approx. 53.5 sq. metres (576.0 sq. feet)





ENERGY PERFORMANCE RATING: E

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 82% / VODAPHONE 82% / O2 74% / THREE 71%
Mains services for water gas and electric supply. **Private septic tank for sewerage and drainage.**

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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