



Mistral Langley Avenue, Brixham, TQ5 9JF  
Freehold House - Detached  
£549,950

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An exceptional opportunity to acquire a striking brand-new detached family home, completed in 2026 and occupying a prestigious position on one of Brixham's most desirable residential roads. Nestled amongst the elegant homes of Langley Avenue, this architect-designed residence combines contemporary luxury, outstanding energy efficiency, and versatile family living, all within easy reach of Brixham's bustling harbour, town centre amenities, and excellent transport links to Torbay and beyond.

Constructed by the highly respected local firm Churston Builders, renowned for their craftsmanship and attention to detail, Mistral has been thoughtfully designed to meet the demands of modern family life while offering a level of quality and space (over 200m<sup>2</sup>/2200sqft) rarely found in the local marketplace.

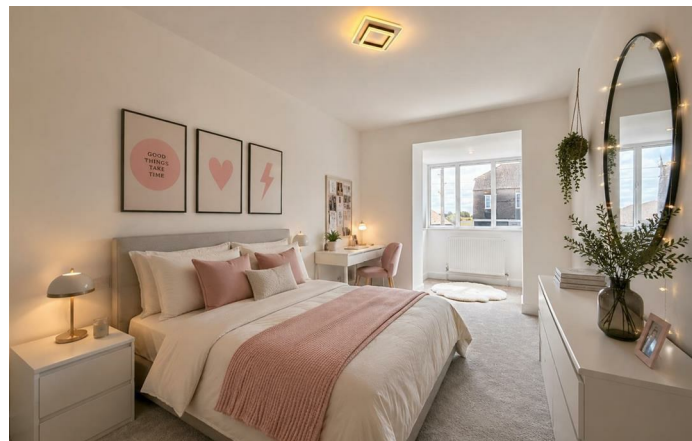
The property immediately impresses with its substantial block-paved driveway, providing generous off-road parking alongside an integral garage complete with EV charging point. Stepping inside, a welcoming entrance hall creates a superb first impression, leading to a spacious home office, ideal for remote working, and a convenient cloakroom/WC.

The principal living room is a truly outstanding space. Bathed in natural light from its dual-aspect design, this elegant reception room offers a sophisticated setting for both relaxation and entertaining, with two sets of bi-folding doors opening onto a generous balcony with contemporary glass balustrading and composite decking, creating a seamless connection between inside and out.



- Brand New Detached House
- Impressive 'A' Rated EPC
- Highly Regarded Langley Avenue

- High Spec Modern Living
- Four Double Bedrooms
- Offered Chain Free Ready-To-Go



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The lower ground floor forms the true heart of the home. Here, a spectacular open-plan kitchen and dining space has been beautifully appointed with stylish cabinetry, quartz worktops, and a range of integrated appliances including a fridge/freezer, dishwasher, and electric hob. Twin sets of bi-folding doors open directly onto the rear garden, making this an exceptional space for entertaining family and friends.

Complementing the kitchen is an additional reception room currently designed as a cinema room, offering superb flexibility for a variety of uses including a games room, gym, home bar, playroom, or second lounge. A large utility room and contemporary shower room further enhance the practicality of the accommodation.

The first floor hosts four generous double bedrooms, all thoughtfully designed with ample power and media points. The impressive principal suite benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Outside, the rear garden provides a private and enclosed setting, predominantly laid to lawn with two distinct patio areas positioned to make the most of outdoor dining and entertaining. Enjoying attractive open outlooks and a pleasing sense of privacy, the garden offers a wonderful extension of the living space.

Mistral also excels in terms of efficiency and sustainability. Boasting an impressive EPC rating of A, the property benefits from integrated solar panels, underfloor heating to the lower ground floor, gas central heating throughout, extensive built-in storage, and a comprehensive new-build warranty for complete peace of mind.

Offered with no onward chain and ready for immediate occupation, Mistral represents a rare opportunity to secure a landmark contemporary home in one of Brixham's most sought-after locations. AI has been used to stage the property, which is vacant and ready-to-go.



**Council Tax Band: New Build**



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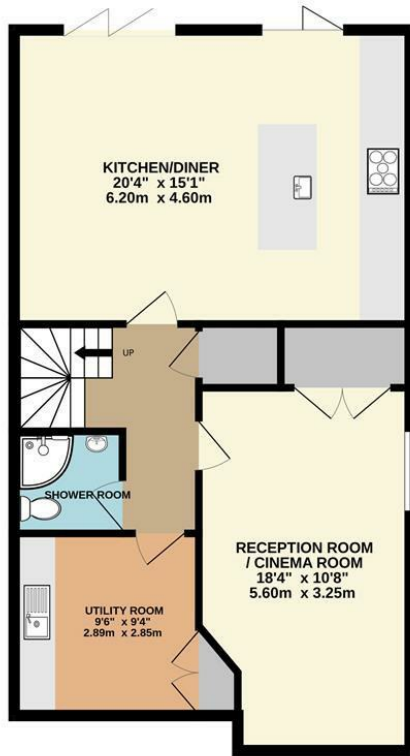
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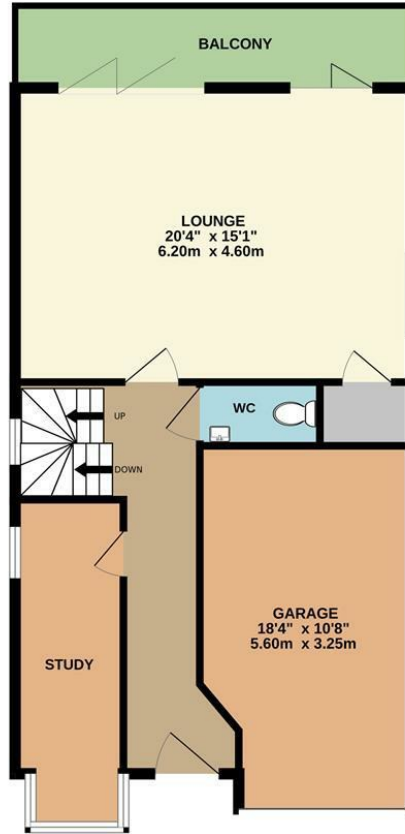
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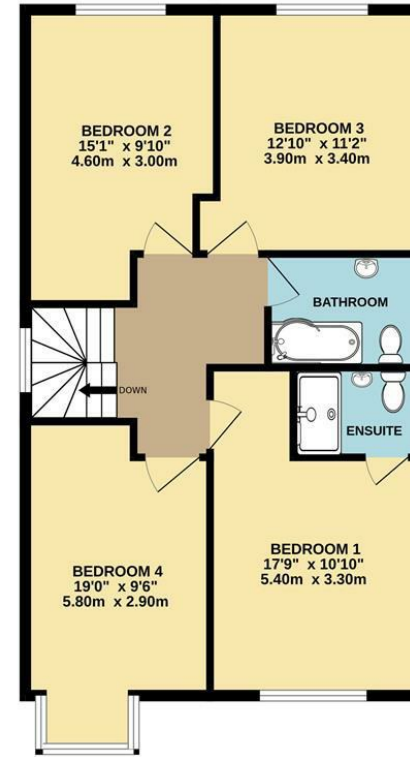
LOWER GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 2206 sq.ft. (205.0 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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Current EPC Rating: A

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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