



Zarni Hillhead, Brixham, TQ5 0EX
Freehold House - Detached
£450,000

boycebrixham
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Occupying a private corner plot in the highly desirable Hillhead area, between Brixham and Kingswear, this stunning architect-designed detached home offers a rare opportunity to enjoy contemporary living in one of South Devon's most sought-after locations. Combining striking design, beautifully presented interiors and a superb lifestyle setting, this is a truly one-of-a-kind property.

Approached via a private driveway with off-road parking for two vehicles, the home immediately impresses with a beautiful entrance hall that sets the tone for the accommodation beyond. The ground floor centres around a superb semi-open-plan living space, with a spacious lounge connected to the dining area by an impressive feature log burner. The standout kitchen/dining room is a spectacular space, combining a high-specification modern kitchen with a relaxed entertaining area. Corner sliding doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A useful utility/pantry and cloakroom complete the ground floor.

A striking curved timber staircase leads to a galleried landing overlooking the hall below. Both double bedrooms are flooded with natural light thanks to the architect's clever design and enjoy dual-aspect outlooks. The principal bedroom offers some excellent sea and rural views and benefits from a stylish en-suite shower room and built-in wardrobe, while a spacious contemporary family bathroom serves the second bedroom.

Outside, the rear garden is a private Mediterranean-inspired retreat. Designed for low-maintenance enjoyment, colourful raised beds surround a sunny patio perfect for entertaining, dining al fresco or simply relaxing in complete privacy. A side garden, potting shed and access around the property add further practicality.

The home benefits from a combination of a feature log burner, electric underfloor heating and solar-assisted hot water.

Perfectly positioned for enjoying the South Devon lifestyle, the property offers easy access to Brixham, Dartmouth, Noss-on-Dart Marina and the River Dart, with beautiful coastal walks, beaches, sailing facilities and excellent restaurants all close by.

A truly unique and beautifully crafted modern home where design, comfort and lifestyle come together effortlessly. Viewing is essential to appreciate everything this remarkable property has to offer.

Council Tax Band: E



- Unique Modern Detached House
- Very Sunny, Colourful Gardens
- Semi Rural Hillhead Location

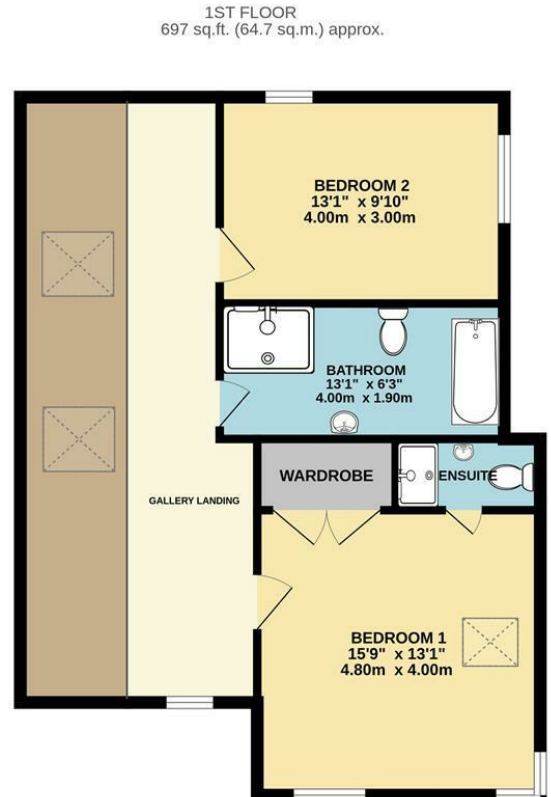
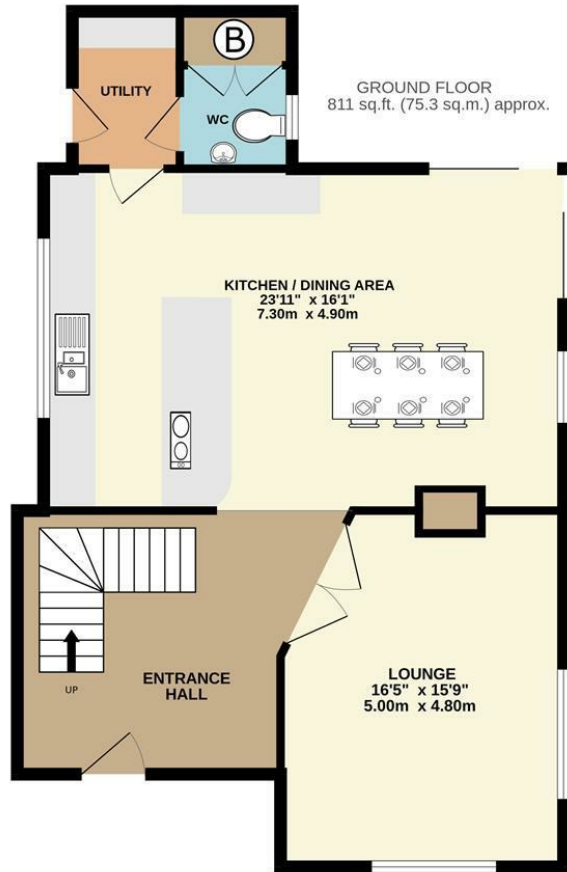
- Two Double Bedrooms, Master Ensuite
- With Off Road Parking
- Freehold / Council Tax Band E



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TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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: E

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	46	58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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