

3 New Road, Brixham, Devon, TQ5 8LZ
Freehold House - Terraced
Asking Price £299,950

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A SUBSTANTIAL GRADE II LISTED PERIOD PROPERTY IN THE HEART OF BRIXHAM TOWN CENTRE, OFFERING APPROXIMATELY 1,920 SQ. FT. OF VERSATILE ACCOMMODATION, CURRENTLY ARRANGED AS A FOUR-BEDROOM MAISONETTE WITH GROUND-FLOOR OFFICES, TWO ALLOCATED PARKING SPACES AND EXCITING DEVELOPMENT POTENTIAL. This attractive terraced property offers a rare opportunity for those seeking a spacious town centre home, premises from which to operate a business or an investment with potential to generate additional income. Generally well presented throughout, although offering scope for some modernisation, the property combines generous room proportions, period character and considerable flexibility.

Occupying an exceptionally convenient position within Brixham's Conservation Area, the property is just a short, level walk from the town's excellent selection of independent shops, cafés, restaurants and everyday amenities. The picturesque harbour and waterfront are approximately a quarter of a mile away, whilst the property itself enjoys a pleasant outlook towards established trees. A particularly valuable feature is the inclusion of two allocated parking spaces to the rear, a genuine rarity in such a central location. There is also a small outside courtyard/seating area, providing a useful spot to sit and relax.

The accommodation extends across three floors, with an approximate total floor area of 1,920 sq. ft. (178.4 sq. m.), and retains much of the character associated with its period origins. High ceilings, large sash windows and generously proportioned rooms create a wonderful sense of space, whilst the impressive curving staircase rises through the building from the substantial entrance hallway. The property has been maintained and presented to a good overall standard, although certain areas would benefit from updating, allowing purchasers to introduce their own style whilst making the most of its attractive original features.

The ground floor extends to approximately 772 sq. ft. (71.8 sq. m.) and is currently arranged as commercial office accommodation. An entrance porch opens into the hallway, with the principal office positioned towards the front of the building. This is an impressive room, measuring approximately 18'6" x 15'2", with a feature bay window providing plenty of natural light. The generous proportions make it particularly suitable for a professional office, reception area or alternative business use, with the benefit of direct access from the main entrance hall.

Beyond the principal office is a further substantial meeting room, measuring approximately 13'6" x 12'9", providing an ideal space for client meetings, additional workstations or other business requirements. To the rear is a separate kitchenette, utility area and WC, making the ground floor particularly practical as a self-contained working environment. This arrangement would suit a variety of small businesses or professional services, whilst also presenting an interesting opportunity for a purchaser wishing to work from home or potentially generate rental income from the commercial accommodation, subject to any necessary consents.

4 1 4

- Attractive Period Grade II Listed House
- Four Bedroom Maisonette
- Very Spacious Rooms
- 2 Parking Spaces
- Ground Floor Offices
- Great Central Location









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The first floor provides the principal living accommodation of the four-bedroom maisonette, extending to approximately 578 sq. ft. (53.7 sq. m.). A generous lounge, measuring approximately 14'11" x 13'6", is positioned towards the front of the property, enjoying good natural light and providing a comfortable space for everyday living. Alongside is a spacious kitchen/dining room, measuring approximately 13'6" x 12'9", offering ample room for cooking and dining. Whilst perfectly functional in its present arrangement, the kitchen offers scope for updating to create a more contemporary finish.

Also situated on the first floor is bedroom four, measuring approximately 11'3" x 7'2", which could equally serve as a home office, study or guest bedroom. A separate WC is conveniently positioned off the landing, whilst the attractive staircase continues to the second floor. The arrangement provides a practical separation between the principal living areas and the remaining bedrooms, with the flexibility to adapt individual rooms according to the needs of the next owners.

The second floor extends to approximately 570 sq. ft. (53.0 sq. m.) and provides three further bedrooms together with the main bathroom. Bedrooms one and two are particularly generous doubles, measuring approximately 14'4" x 13'10" and 14'4" x 9'0" respectively, whilst bedroom three measures approximately 10'10" x 8'11". The bathroom is fitted with a bath and would benefit from modernsing and finishing.

The property's development potential is another particularly attractive feature. Planning permission was previously granted for the building to revert to a single residential dwelling under reference P/2013/0831/LB, although purchasers should verify the current status of this historic consent. We also understand that a further planning application has been submitted proposing conversion into three separate flats. With approximately 1,920 sq. ft. of accommodation across three floors, the building offers considerable scope to explore such a scheme, subject to obtaining the necessary planning permissions, building regulations approval and any other relevant consents. The existing arrangement could equally appeal to those wishing to retain the combination of residential and commercial accommodation.

A genuinely versatile opportunity in one of Brixham's most convenient central locations. Whether purchased as a substantial family home, a live-work property, an investment with potential income from the ground-floor offices or a residential conversion project, the building offers a variety of possibilities. The combination of generous accommodation, attractive period features, two allocated parking spaces and a small outside seating area makes this a particularly interesting proposition. Internal viewing is strongly recommended to fully appreciate the scale, character and potential of this distinctive town centre property.









Council Tax Band: C





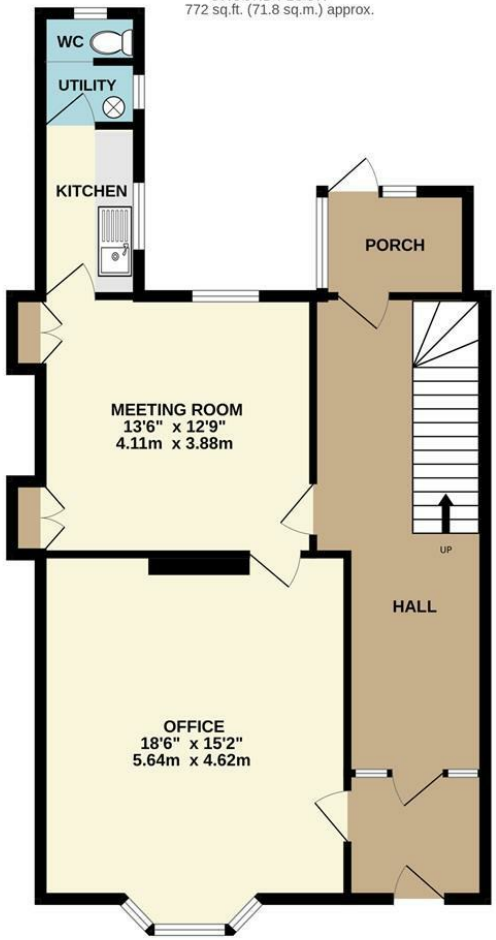




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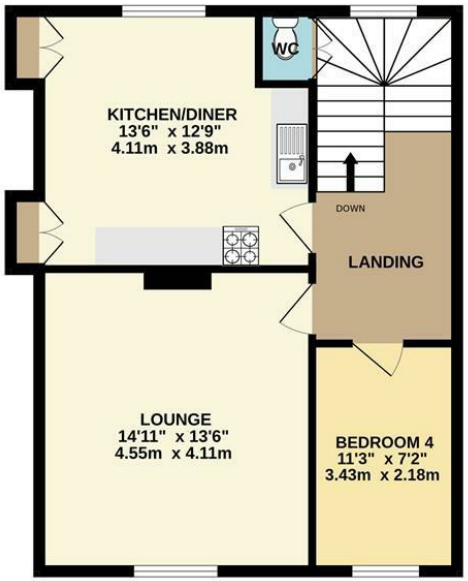
GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



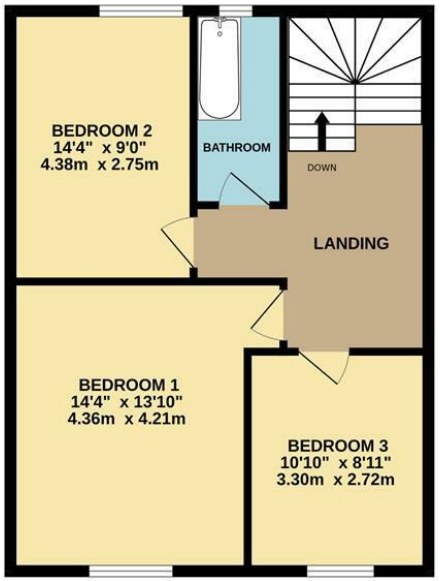
TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.

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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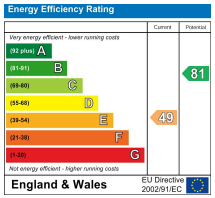
1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



Current EPC Rating: E



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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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