



Berry Head Road, Brixham, TQ5 9AA

Eric Lloyd
&Co.

www.ericlloyd.co.uk

£775,000 Freehold



A rare and versatile opportunity to acquire a substantial coastal residence in one of Brixhams most sought-after addresses enjoying **beautiful harbour, marina and sea views**. This attractive bay-fronted period property combines charm, space, and flexibility, making it ideally suited for multi-generational living, home-and-income potential, or those seeking generous accommodation with independent **annex** facilities.

Arranged over three floors, the property offers exceptionally spacious and adaptable living. The ground floor hosts a well-proportioned, very spacious one-bedroom annexe, thoughtfully designed to provide comfortable, self-contained accommodation. This space is ideal for a dependent relative, guest suite, or rental/air bnb opportunity, and benefits from its own living area, dining room, kitchen, utility room and double bedroom with separate shower room/w.c. ensuring privacy and independence from the main residence.

The principal accommodation occupies the upper two floors in the form of a three-bedroom maisonette. This area of the home is equally impressive in scale, offering a series of bright and well-balanced rooms. A super lounge with feature fireplace and log burner provides flexibility for formal entertaining and relaxed family living, a good size kitchen/dining room is to the rear of the house with access to the garden, there is also a modern shower room/utility and double bedroom on this floor. Moving up to the top floor are two more bedrooms, the front bedroom has outstanding views and an en suite shower room, and the rear bedroom has a beautiful stylishly designed en suite bathroom with freestanding bath and walk in shower. In total, the property features four bedrooms and four bathrooms, allowing it to adapt effortlessly to a variety of lifestyle needs.

A standout feature of this home is its elevated position, which affords **truly spectacular panoramic views**. From the upper floors, the outlook stretches across the harbour, marina, and coastline, capturing the essence of this vibrant seaside town. The ever-changing coastal scenery provides a striking backdrop to daily life, enhancing the sense of space and tranquillity.

Externally, the property continues to impress. To the rear, a landscaped garden is arranged over two terraces, offering both practicality and aesthetic appeal. This outdoor space is well-suited for entertaining, gardening, or simply enjoying the coastal air. Steps lead to a useful workshop/store, providing excellent storage or hobby space, and beyond this lies a valuable **parking area** accessed via Heath Road, increasingly desirable feature in this location.

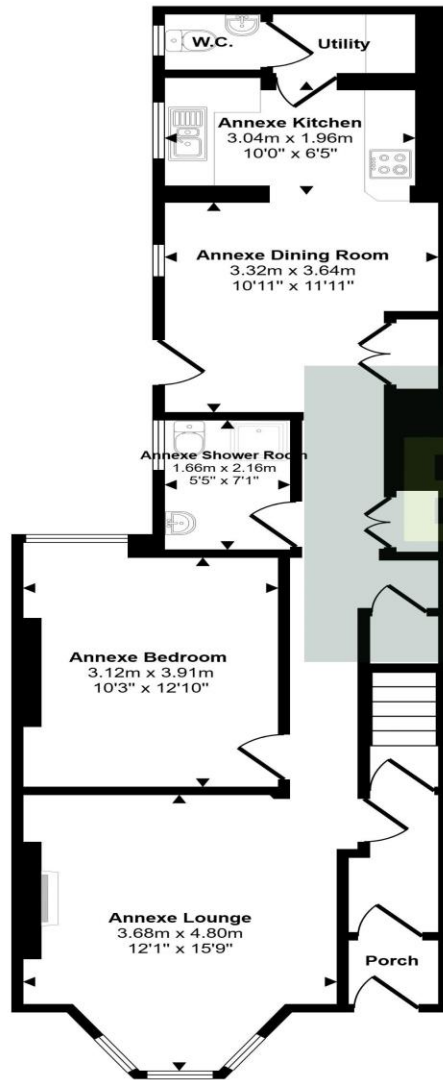
The current owners have undertaken a wide range of improvements during their tenure, enhancing both the functionality and presentation of the property. While too numerous to detail individually, these upgrades contribute to the homes overall quality and readiness for immediate occupation.

Berry Head Road is widely regarded as one of the premier residential locations in the area, offering a highly convenient setting. The property is just a short walk from the town centre, harbour, and marina, where an array of shops, restaurants, and amenities can be found. Additionally, the natural beauty of Berry Head National Nature Reserve lies less than half a mile away, providing stunning coastal walks and unspoiled scenery. In summary, this property represents a unique opportunity to acquire a substantial and flexible coastal home in a prime location, combining character, space, and breathtaking views with excellent lifestyle and income potential.

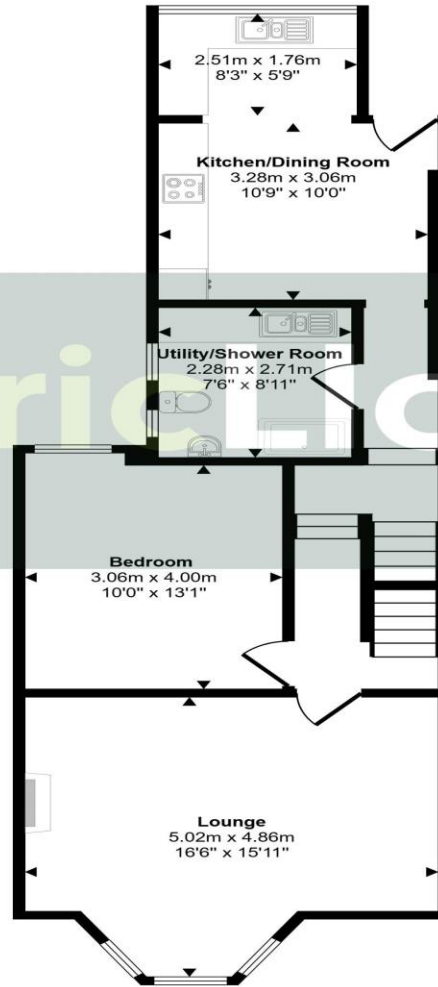
Internal viewing is highly recommended.



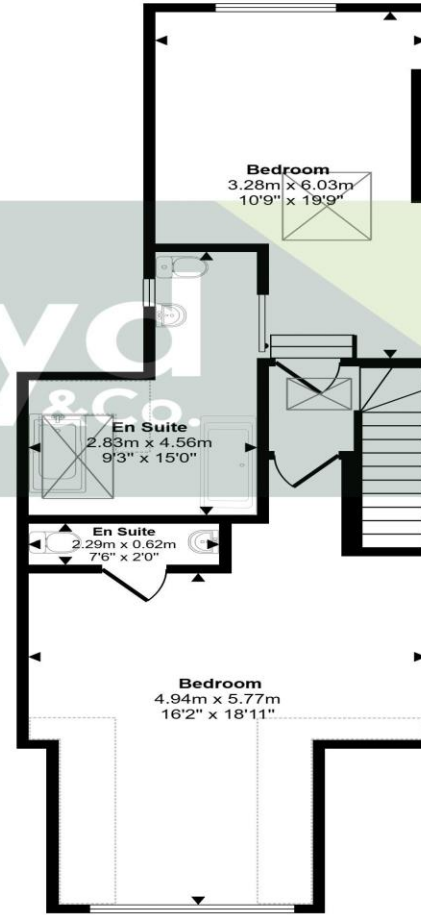
Approx Gross Internal Area
212 sq m / 2287 sq ft



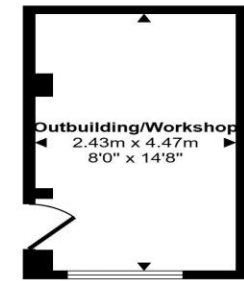
Ground Floor
Approx 73 sq m / 786 sq ft



First Floor
Approx 68 sq m / 730 sq ft



Second Floor
Approx 61 sq m / 653 sq ft



Storage Room
Approx 11 sq m / 117 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: MAISONETTE- D ANNEXE- C

COUNCIL TAX BAND: MAISONETTE- C ANNEXE- B

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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