



28 Berry Head Road  
Brixham, Devon, TQ5 9AH

**Stunning Coastguard Cottage with Panoramic Sea Views**

- **Grade II Listed 3 Bed Coastguard Cottage**
- **180 degree Panoramic Sea Views**
- **Sunny Rear Garden**
- **Direct Access to Foreshore**
- **Off Street Parking for 2 Cars**
- **Level Walk to Marina, Harbour and Town Centre**
- **Close to Shoalstone Pool and Berry Head Country Park**

Built in approx. 1888 this beautiful Grade II listed former Coast Guard Cottage with panoramic sea and coastal views over Brigham Outer Harbour, Torbay, Lyme Bay and surrounding coastline is in what is regarded as the best area of Brixham in Devon.

The current owners have made recent improvements to the property and it now benefits from a brand new gas Central Heating Boiler and a new roof to the kitchen. They have also installed a Hive system that can remotely control your heating, hot water and security even when you are not at home. We believe this beautiful cottage is the only one in this historic terrace to benefit from open plan living with a large double aspect living room with fantastic sea views. The reconfigured kitchen opens up to a dining area and is also double aspect with far reaching water views

This lovely home is entered from the private off street parking area into a large kitchen dining room with breathtaking views over the garden to Torbay. Once inside the positioning of the rooms makes sure that every aspect of the views are fully appreciated. The kitchen is fully fitted and finished off with stylish

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**Asking Price £620,000**



bamboo worktops and a new wood effect tiled floor. There is a large stainless steel De Longhi range cooker with a 5 ring gas hob and oven. This is where you first see the stunning views of the sea and where your guests will be “wowed” by the view. The dining area is large enough to sit eight people. Off this, is a wet room with shower and WC which is ideal to wash off those sandy feet from the beach.

The large double aspect living room was formed by knocking the 2 original rooms into one (one of the only properties in the terrace to have had this done). With a brand new woodburner and engineered wood floors this is an ideal place to watch the fishing boats coming and going but also ideal to cosy up in front of the log fire on stormy nights while watching the rolling seas come across the bay. From here there is a glazed door that leads to the large sunny terrace, for alfresco dining, and enclosed garden.

Stairs lead from the living room to the first floor where there are 2 light and airy double bedrooms and the family bathroom.

Further stairs lead up to the master suite which occupies the whole of the top floor. This is a spectacular bedroom with a massive picture window offering 180 degree sea and coast line views. With a Velux window above the bed you can look at the stars and in the morning wake up to the sound of the sea and those gorgeous views. There is also compact ensuite bathroom.

### Outside

To the front of the house there is off street parking for 2 cars and a paved front garden. To the rear is a large paved sun terrace with steps down to the main garden which is mainly laid to lawn. There is a bespoke wooden L shaped seating area to enjoy the afternoon and evening sun. A storage shed is at the bottom of the garden where you could keep a small canoe and garden tools. A gate at the bottom of the garden leads onto a grassed area which in turn leads onto the shore and Shoalstone Lido, the natural sea water pool. Set on the edge of Berry Head area of Brixham the location is very convenient as it is a level walk to the town centre and the shore line is about 50 meters from the back gate.



# Berry Head Road, Brixham, TQ5

APPROX. GROSS INTERNAL FLOOR AREA 1391 SQ FT 129 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)

## Situation

The fishing port of Brixham is one of the prettiest in England and is a thriving working town as well as a seaside holiday resort. Renowned for its fishing fleet and fish market and Mitch Tonks' Rock Fish restaurant is one of the many bars, pubs, bistros to be found round this attractive harbour. Brixham also has numerous independent shops and supermarkets to suit most everyday needs. Torbay is renowned for its mild winter weather, which is why it has so aptly been named The English Riviera. There are beaches within close range and there are also some lovely coastal walks around Berry Head. For the golf enthusiast, Churston Golf course is only 2 miles away. Located on the favoured Berry Head Road this lovely home is less than a mile from Brixham town centre.

## Directions

From the A3022 bear left onto New Road (A3022). Turn left into Market Street and right into Middle Street then right into The Strand. Right into Fore Street and left into King Street. Leave King Street and go straight onto Berry Head Road. Proceed along Berry Head road until you find the house on the left hand side.

## Tenure

Freehold

## Services

Mains Electricity, Gas and drainage

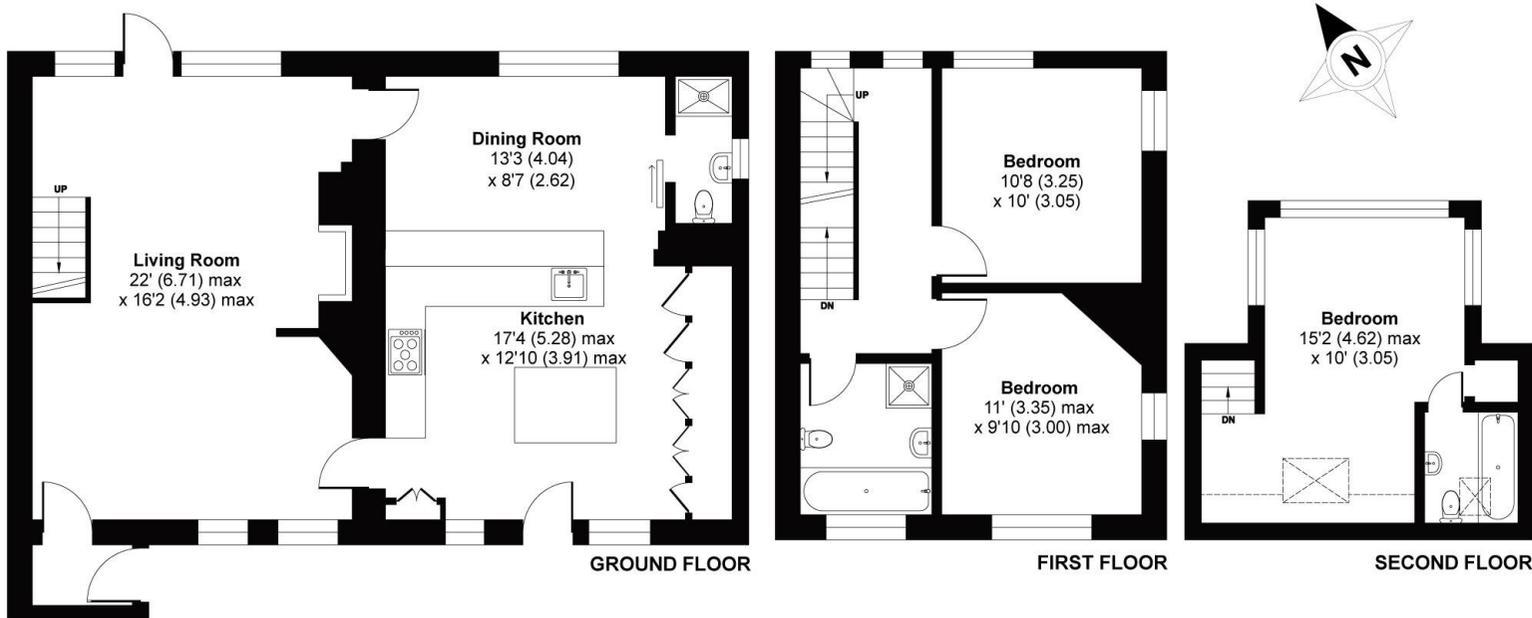
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## VIEWINGS BY APPOINTMENT

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