



Parkham Lane, Brixham, Devon, TQ5 9JR
Freehold House - Detached
£625,000

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Spiral Lodge is perfectly located for all that Brixham has to enjoy with the town centre, marina and harbour all within walking distance with a very convenient park located adjacent to the property next door, ideal for pets and children alike. Brixham town centre which boasts an array of shops, amenities and facilities as well as the picturesque harbour surrounded by a range of boutique shops, bars and restaurants located within a 10 minute walk. The main 12 bus service can be found in the town centre and the road below with connections to the neighbouring Torbay towns and a service can also be taken from the centre to Kigswear with Dartmouth beyond. Churston's popular 18 hole golf course is located on the outskirts of Brixham and boasts some of the most magnificent coastal views.

The property is a hugely deceptive and private residence, appearing as what some may believe to be a bungalow from a roadside glance the property is in fact arranged over 2 internal floors and consisting of approximately 3000 square feet of livable accommodation as it stands today, with indeed further scope to incorporate a large under house store behind the bedroom level and a large further under house garden room which currently can be accessed from the rear lower garden. These could easily add things like a home gym, a pool/ spa room or indeed cinema room - the possibilities are endless.

This spacious detached family home is finished to an exceptional standard throughout and the presentation is a true credit to the current owners, offering an elegant family home perfect for a large family or indeed those seeking dual family living arrangements without being on top of each other.

The accommodation briefly comprising of a huge lounge/diner leading out onto a large sun terrace which is a completely private sun trap and enjoys a peaceful woodland view to the rear, an ideal spot for al fresco dining and entertaining with complete privacy. The stylish modern fitted kitchen with built-in high end appliances is sure to impress with fantastic house hold names including Neff and offers everything anyone could want from their kitchen space.



- Individual Architecturally Designed Home
- 5 Beds, 3 En Suites & Family Bathroom
- Large Open Plan Living Space
- Smart Contemporary Kitchen

- Highly Desirable Central Yet Quiet Road
- Close To Town & Amenities
- Car Port Parking & Double Garage
- Large Sunny Southerly Terrace



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The sleeping accommodation includes five double bedrooms, three with en suite facilities and master with dressing room, one of the double bedrooms is on the entrance level and gives easy access to the main living areas perfect for those that don't want too many stairs. In addition there is a cloakroom WC, a Family bathroom/WC and a sauna with shower room.

Outside the property benefits from easy low maintenance gardens with gravelled areas running from the side down to the rear, there are no lawns to mow and the planting includes easy low maintenance sub tropical species that require little ongoing care. The gardens are perfect for those with a busy lifestyle or indeed those that spend a lot of time away or even those wanting a secure palatial bolt hole.

The rear garden actually extends further than the current fence and could also be incorporated into the rear garden with a supported terrace if extra garden space is required. The main used outside space is the terrace, which is perfectly positioned just off the principal living room with easy access to the kitchen, this is a ideal entertaining spot with complete privacy and unrestricted sun throughout the whole day.

Internal viewing is a must as this property is a fantastic home that must be viewed to be believed and offers great further scope with even more that could be done with those that have the imagination and desire to do so.



Council Tax Band: F
Map reference: E3



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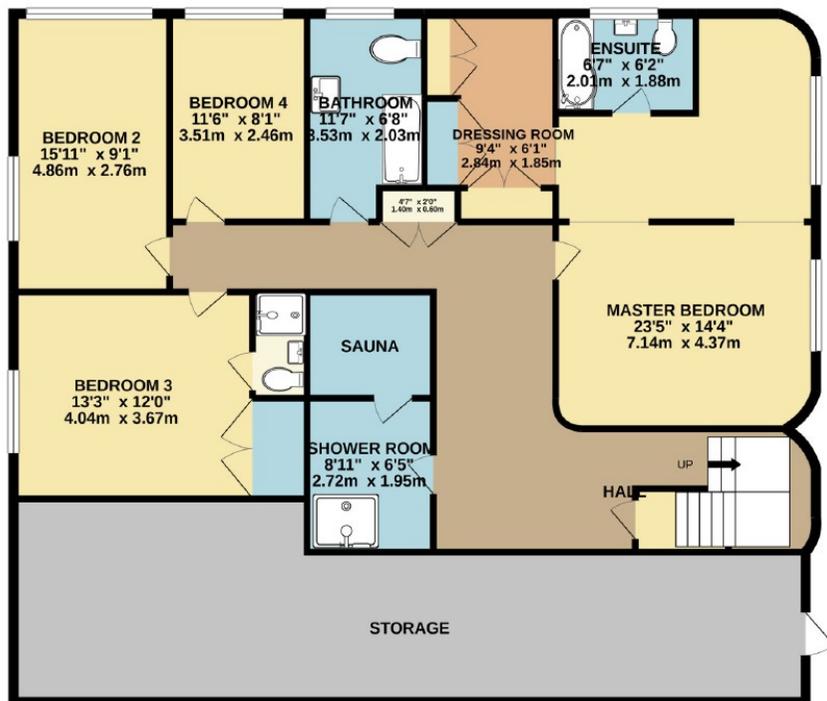
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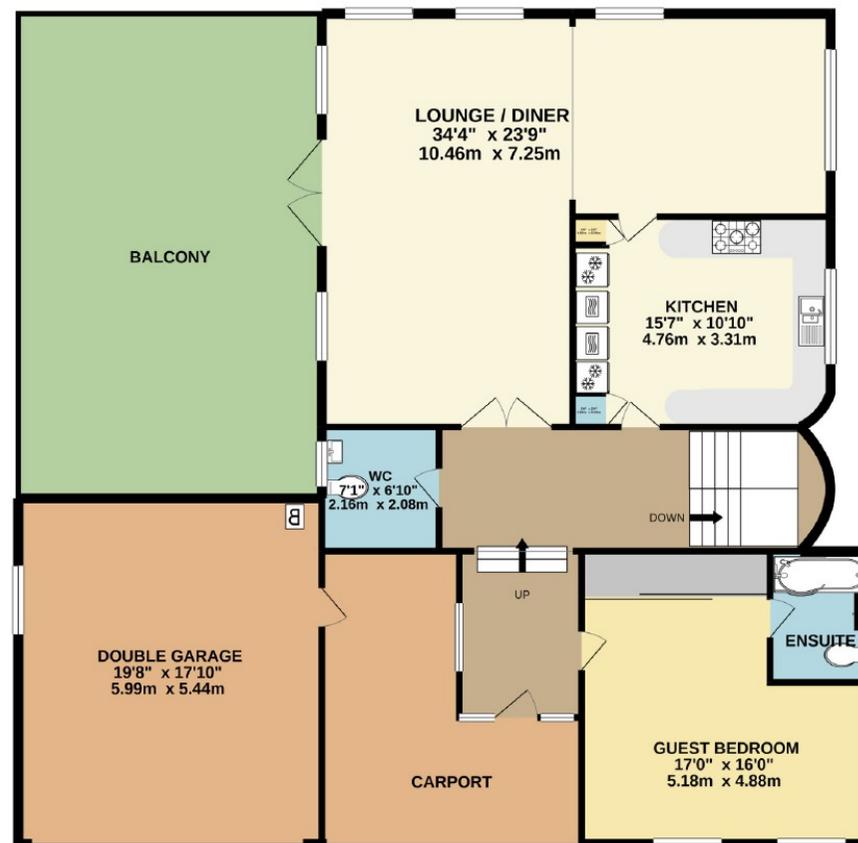
GROUND FLOOR
1864 sq.ft. (173.1 sq.m.) approx.



TOTAL FLOOR AREA : 3698 sq.ft. (343.5 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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ENTRANCE FLOOR
1834 sq.ft. (170.4 sq.m.) approx.



Current EPC Rating: C

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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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