



51, New Road







51, New Road

Brixham, , TQ5 8NL

Exeter 30 miles Totnes 10 miles Plymouth 34 miles

A large family home in close proximity to Brixham harbour.

- Six Double Bedrooms with En-Suites.
- Private Front & Rear Gardens.
- Off-Road Parking.
- Period Features Throughout.
- Council Tax Band: E
- Two Large Reception Rooms.
- Utility Room.
- Close To Brixham Town.
- EPC: E

£575,000

Stags Torquay

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DESCRIPTION

Set just a short stroll from the heart of Brixham, this impressive period residence offers an exceptional blend of character, space and contemporary comfort. Arranged over three expansive floors, the property boasts six generous double bedrooms, each benefiting from its own en-suite facility, making it an ideal home for large or multi-generational families, guest accommodation, or those seeking a substantial coastal residence.

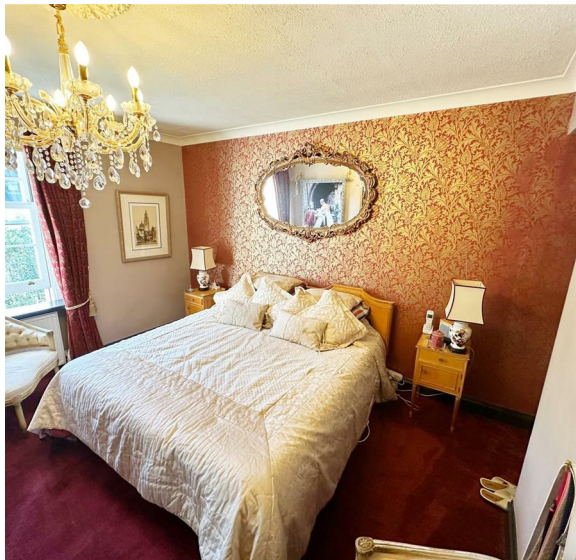
The welcoming entrance hall leads to an array of beautifully proportioned reception rooms, including an elegant drawing room with feature fireplace and direct access to a secluded garden beyond. A formal dining room provides the perfect setting for entertaining, while a versatile snug offers additional living space and could easily serve as a ground floor bedroom, complete with its own en-suite shower room.

At the heart of the home is a well-appointed kitchen fitted with ample cabinetry, generous work surfaces and integrated appliances. A useful utility room sits adjacent, providing further practicality, while access to a private rear courtyard creates an ideal space for outdoor dining and relaxation.

The principal suite occupies a privileged position within the home, incorporating a spacious bedroom, walk-in wardrobe and stylish en-suite shower room. A charming conservatory offers a peaceful retreat and opens onto an elevated courtyard garden. The remaining five bedrooms are all impressively sized, featuring built-in storage, en-suite facilities and attractive character features including exposed beams and period detailing.

Positioned on the sought-after New Road, the property enjoys a convenient setting within easy walking distance of Brixham's bustling town centre, vibrant harbour and picturesque marina. Combining elegant interiors, private outdoor spaces and off-road parking to both the front and rear, this remarkable home presents a rare opportunity to acquire a substantial and luxurious residence in one of South Devon's most desirable coastal locations.





LOCATION

Situated on the sought-after New Road, this impressive home enjoys a highly convenient position within easy reach of the very best that Brixham has to offer. The vibrant town centre is within approximately half a mile, providing an excellent selection of independent shops, cafés, restaurants and everyday amenities. Brixham's picturesque harbour and bustling marina, renowned for their colourful fishing boats and waterside dining, are also within around a 10 to 15-minute walk, making it easy to enjoy the town's thriving coastal atmosphere.

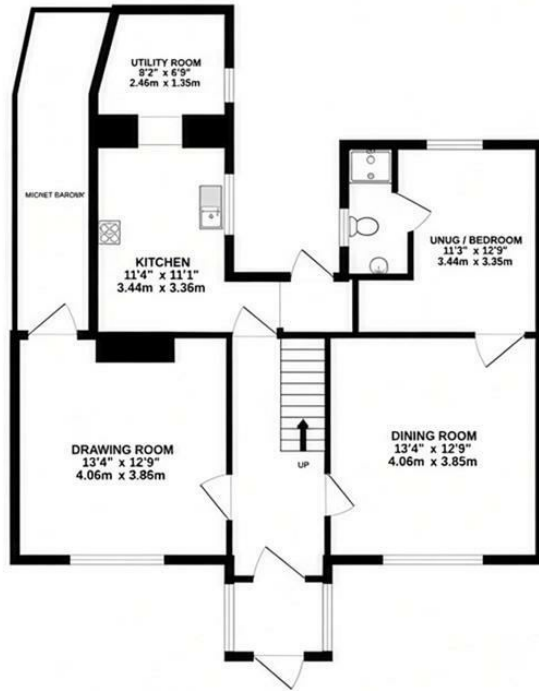
The beautiful South West Coast Path is close by, offering spectacular walking routes along the Devon coastline, while nearby Breakwater Beach, Fishcombe Cove and Churston Cove provide excellent opportunities for swimming, paddleboarding and enjoying the area's natural beauty.

For commuters and those travelling further afield, regular bus services connect Brixham with neighbouring Paignton, Torquay and the wider Torbay area. Paignton railway station, approximately 5 miles away, offers mainline connections to Exeter, Plymouth and London, while the A380 provides convenient road access to Exeter and the M5 motorway network. Combining coastal charm, everyday convenience and excellent transport links, this location is perfectly suited for those seeking a relaxed lifestyle within one of South Devon's most desirable harbour towns.

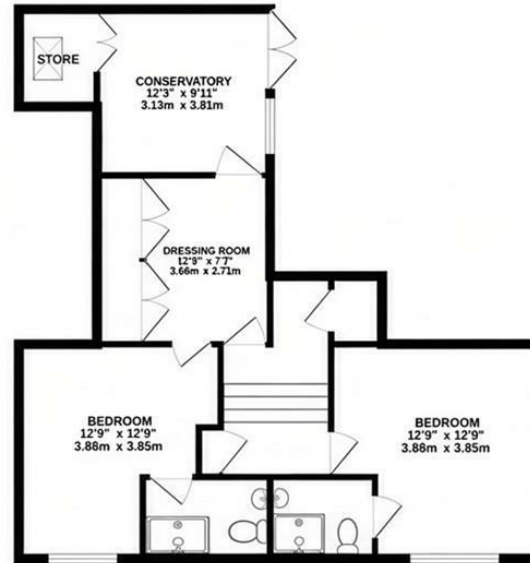
UTILITIES

MAINS: Gas, Electric, Water, Drainage

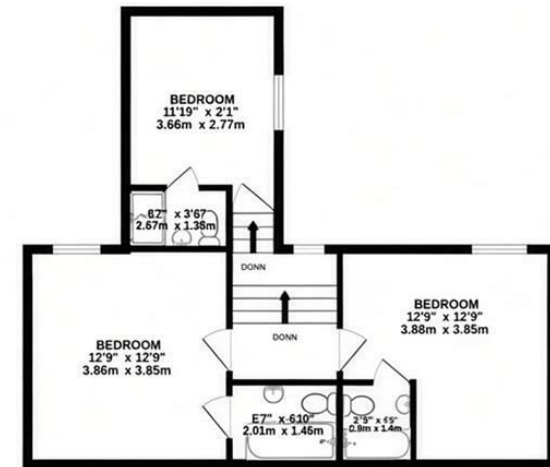
GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



2ND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1923 sq.ft. (178.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	44	74
EU Directive 2002/91/EC		



