



Montclair Upton Manor Road, St Marys, Brixham, TQ5 9QZ
Freehold House - Detached
£675,000

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'Montclair' is a fantastic sized and versatile family home located on a generous plot in a highly sought after location, directly opposite St Mary's Park. The rear garden enjoys that perfect southerly aspect and spans approximately 115ft (35m) from the rear of the building with an equally as impressive frontage of 52ft (16m).

In recent years, the property has undergone a programme of considerable works, with the addition of some fantastic dormer bedrooms upstairs (inc new roof), reconfiguration and extension of the downstairs layout, new kitchen diner, bathrooms, utility room, as well as a comprehensive redecoration throughout. The property now presents as a magnificent family home which is ready to enjoy.

Entering the property through the useful side porch, you're greeted by an elegant entrance hall which leads off to all the principal ground floor accommodation. To the front is a spectacular kitchen/dining room. A real 'hub of the home' this social space enjoys a good outlook over the front and over St Marys Park opposite. The kitchen is a stylish and high-quality space equipped with premium appliances and plenty of cupboard and worktop space including a large central island. The lounge is a particularly large family room, adopting some of the extended space to the rear, the room feels 'grown up' and is perfect for settling down in the evenings. Adjacent is a large bedroom of similar proportions with the benefit of an ensuite shower room. This room is ideal for an older relative or a teenager requiring some of their own space. There is also a good utility room on the ground floor which could be adapted as a downstairs WC if required.

Upstairs, Montclair continues to impress, with three generous sized bedrooms off a grand landing space. All beautifully presented and all enjoying superb, elevated vistas either over St Mary's Park to the front or towards Southdown at the rear. The dormer spaces in each room provide some individual character and Bedroom One boasts impressive French windows opening out over the front. The property is serviced by a larger-than-average family bathroom, equipped with a modern four-piece suite.

Outside to the front, the paviour driveway offers ample off road parking for several vehicles and a generous lawn frames the garden beautifully. The rear garden is of particular note - this large, park-style garden spans back extensively from the property, laid to lawn with a meandering pathway to the mid-point. Away with a complex variety of colourful borders and shrubs including two eye-catching Wisterias. There is a garden shed for storage and a charming timber studio set right at the back - perfect as a studio or just a quiet spot to enjoy the surroundings. The garden is due-South facing and is a genuinely beautiful space. A large garage/workshop provides extra versatility (with light-and-power).

Internal viewing is a must to appreciate this fantastic sized home located on a great size plot, in one of the towns most cherished locations.

Council Tax Band: E



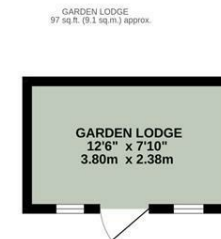
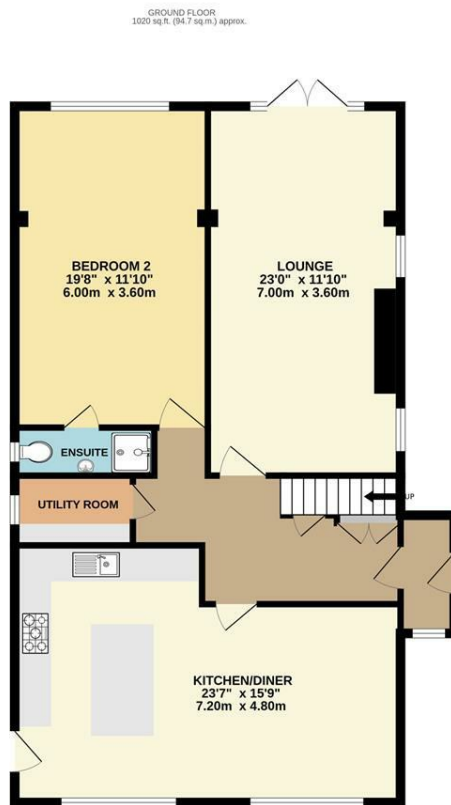
- Superb Stylish Family Home
- Ample Off Road Parking
- Social & Versatile Living
- Cherished Brixham Location

- South Facing Park-Style Garden
- Four Double Bedrooms (One Ensuite)
- Extended & Reconfigured Throughout
- Great Views To Front & Rear



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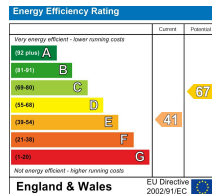




TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.

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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Current EPC Rating: E



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