



boyce brixham

High Trees Hillhead, Brixham, TQ5 0EX
Freehold Bungalow - Detached
£325,000

boyce brixham
email property@ljboyce.co.uk call 01803 852736

Occupying a substantial, level plot in a commanding position at the very top of Brixham, this remarkable detached four-bedroom bungalow presents an exceptional opportunity for those seeking a project with limitless potential. Positioned on the edge of the road leading towards Kingswear and enjoying an elevated setting, the property is offered to the market for the first time in many years, making this a truly exciting and rare prospect.

Accessed via a private gated entrance, the scale of the plot is immediately apparent. A generous open frontage provides extensive off-road parking for multiple vehicles, setting the tone for the impressive space on offer. The bungalow is entered through an entrance porch into a spacious central hallway, which in turn leads to all principal accommodation.

Internally, the property offers well-proportioned rooms and an abundance of character, yet would now benefit from comprehensive refurbishment throughout, including the installation of a new kitchen and bathrooms. For those with vision, there is clear scope to reconfigure the existing layout or explore loft conversion potential (subject to the necessary consents), where one could capitalise on truly stunning views stretching down towards the River Dart.

Externally, the grounds are both varied and intriguing. The gardens wrap around the property and are predominantly laid to lawn, offering a blank canvas for landscaping. A large detached double garage is discreetly positioned within the plot, with additional parking options available. Adding to the property's unique character are features such as a historic WWII air raid shelter and a derelict caravan, further enhancing the sense of opportunity and individuality.

The property benefits from oil-fired central heating and uPVC double glazing, and is offered for sale with no onward chain. Priced to generate strong interest, this is an outstanding opportunity for developers or ambitious homeowners looking to create a truly bespoke 'grand design' in one of South Devon's most desirable coastal locations.

Viewing is highly recommended to fully appreciate the scale, setting, and potential on offer.

Council Tax Band: E



- Four-Bed Detached Bungalow
- Significant Parking + Dbl Garage
- With No Onward Chain

- Substantial Level Plot
- A Rare Opportunity
- Freehold - Council Tax Band



boycebrixham
email property@ljboyce.co.uk call 01803 852736



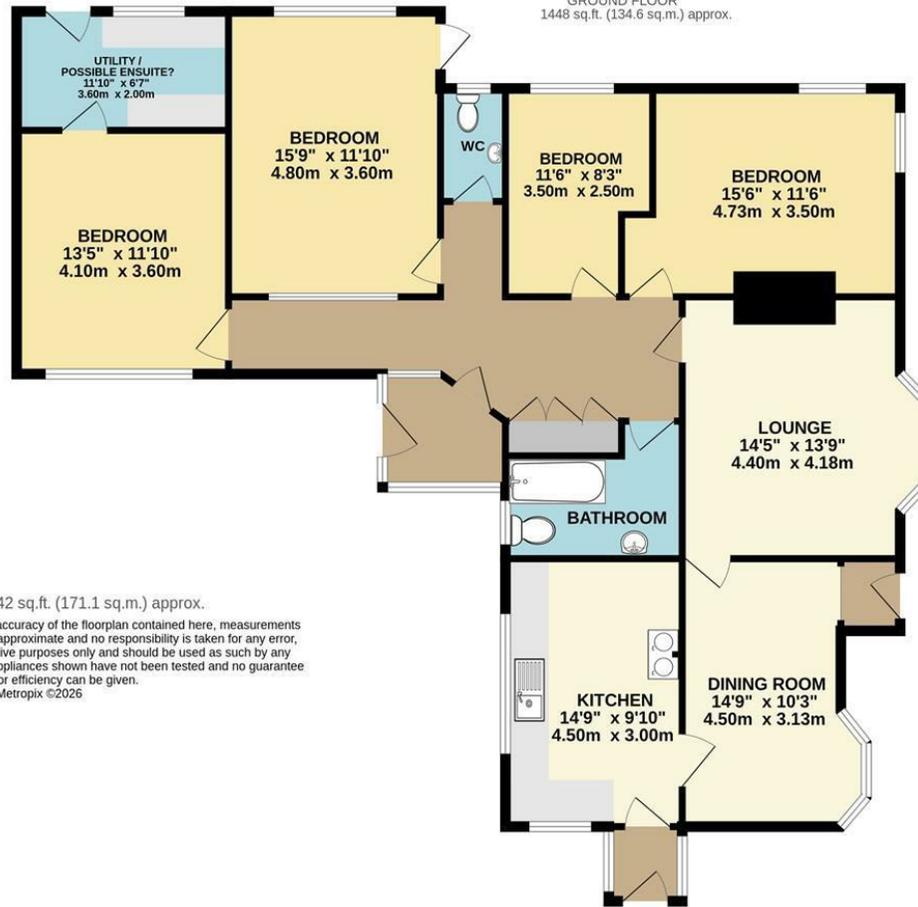
boycebrixham

email property@ljoyce.co.uk call 01803 852736

OUTSIDE
394 sq.ft. (36.6 sq.m.) approx.



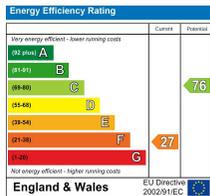
GROUND FLOOR
1448 sq.ft. (134.6 sq.m.) approx.



TOTAL FLOOR AREA: 1842 sq.ft. (171.1 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.
Made with Metropix ©2026

Current EPC Rating: F



Find us on



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.

boycebrixham

email property@ljboyce.co.uk call 01803 852736