



Shoalstone Cottage, 8 Berry Head Road, Brixham, Devon, TQ5 9AG
Freehold House - Semi-Detached
Asking Price £950,000

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Shoalstone Cottage is offered for sale for the first time in over 35 years, presenting an exceptionally rare opportunity to acquire one of Brixham's finest marine residences. Occupying an enviable position along the prestigious Berry Head Road, this handsome semi-detached home enjoys truly breathtaking, uninterrupted panoramic views across Tor Bay, stretching from the bustling harbour entrance towards Torquay, Thatcher Rock and the coastline beyond.

Few homes can rival the location of Shoalstone Cottage. Positioned just moments from the iconic Shoalstone Seawater Pool, the South West Coast Path and the spectacular Berry Head Nature Reserve, the property offers an unrivalled lifestyle where coastal walks, swimming and sailing become part of everyday life. It is a setting that changes with the seasons and the tides, ensuring there is always something new to admire from the comfort of home.

The property itself is full of character and occupies a unique split-level layout, thoughtfully arranged to make the very most of its outstanding position. Generous windows throughout frame the magnificent sea views, while the versatile accommodation provides ample space for both family living and entertaining.

A particular highlight is the beautifully landscaped rear garden. Lovingly maintained over many years, it is bursting with colour, mature planting and established borders, creating an idyllic setting that complements the spectacular coastal backdrop. A central lawn is surrounded by a variety of seating areas, allowing you to enjoy both sunshine and shade throughout the day.

The gardens gently descend towards a series of magnificent sun terraces overlooking the bay. These exceptional outdoor spaces provide the perfect setting for al fresco dining, entertaining guests or simply relaxing whilst watching the ever-changing coastal scene unfold. Whether it's sailing boats crossing the bay, dramatic winter seas or colourful summer sunsets, the outlook is nothing short of captivating.

Practicality has not been overlooked. The property benefits from a good-sized single garage, while the current owners also rent two nearby parking spaces, which may be available for transfer to the new owners if required—a valuable asset in this highly sought-after coastal location.



- First Time Available In 35 Years
- Uninterrupted Panoramic Views
- Garage Plus Nearby Parking Option

- Exceptional Coastal Location
- Stunning Terrace Gardens
- Freehold / Council Tax F





Approached from Berry Head Road, the property is screened by a delightful, sun-filled courtyard garden, providing an attractive and welcoming entrance with excellent privacy. The front door opens into the middle floor, where the accommodation immediately takes advantage of the stunning surroundings.

On this level, a generous sitting room opens directly onto the principal sun terrace, allowing the spectacular sea views to become part of everyday living. Two well-proportioned bedrooms are also found on this floor, together with a convenient cloakroom/WC, making it an ideal layout for visiting family and guests.

The lower ground floor has been designed with entertaining in mind. A spacious dining room forms the heart of the home and flows naturally into the well-appointed kitchen, creating an excellent space for family gatherings and dinner parties. Also on this floor are a useful pantry, a separate laundry room housing the gas-fired combination boiler, a contemporary shower room and a further generous bedroom, currently utilised as an additional reception room, offering flexibility to suit individual needs.

Occupying the top floor is the magnificent principal living room. Bright and dual aspect, this superb space is centred around an impressive picture window that perfectly frames one of the finest coastal panoramas available anywhere in Brixham. It is an extraordinary room in which to relax, entertain or simply watch the ever-changing seascape throughout the year.

Also on the upper floor is the principal bedroom, a spacious double complete with an extensive range of built-in wardrobes, together with a well-appointed family bathroom. The elevated position provides a peaceful retreat while continuing to enjoy the exceptional outlook that defines this remarkable home.

Shoalstone Cottage represents a once-in-a-generation opportunity to purchase an iconic coastal residence in one of South Devon's most desirable locations. Offered to the market for the first time in over three decades, homes of this calibre, with such an unrivalled setting, generous gardens and breathtaking views, are seldom available. An internal inspection is essential to fully appreciate everything this truly special property has to offer.



Council Tax Band: F

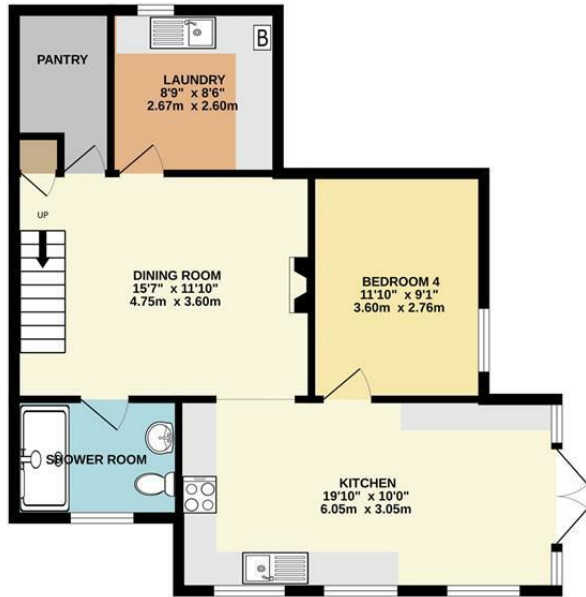


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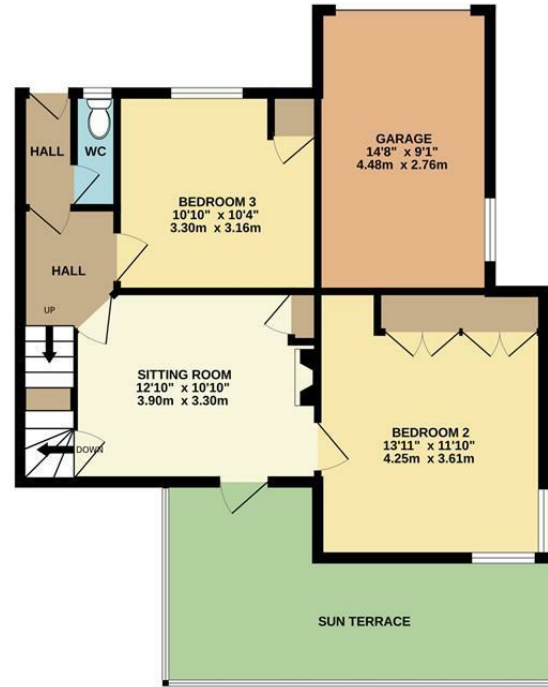
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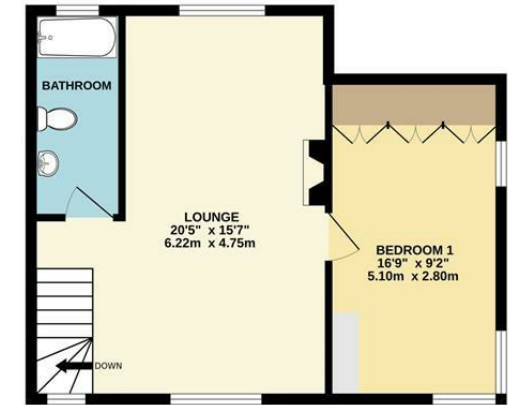
GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



2ND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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