



Detached House 7 + 7a Rea Barn Close, Brixham, TQ5 9EA
Freehold House - Detached
£499,950

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Located in a quiet cul-de-sac on the highly sought-after Berry Head side of Brixham, this exceptional opportunity brings together both sides of a semi-detached property to create one substantial detached residence, complete with a beautifully appointed one-bedroom annexe. Perfectly positioned just moments from highly regarded local schooling including Brixham Church of England Primary School and Brixham College (both less than a two-minute walk), the property is also directly opposite the indoor swimming pool and Astley Park, home to Brixham Rugby Club. The town centre and picturesque harbour are also within easy reach, making this a superb lifestyle location for families and multi-generational living alike.

Set back and slightly elevated from the roadside, the combined plot enjoys a notable sense of privacy. The principal residence offers spacious and beautifully presented accommodation, entered via a welcoming porch leading into a generous hallway with a smart downstairs WC. The modern front-facing kitchen is immaculately kept and well-equipped with ample worktop and storage space. To the rear, a large open-plan lounge/dining room forms a true hub of the home, naturally divided into distinct living and entertaining areas. A high-quality feature wood burner creates a cosy focal point, while sliding patio doors open directly onto the sunny rear garden, allowing for seamless indoor-outdoor living.

Upstairs in the main house are three excellent double bedrooms, all well-proportioned and enjoying open green outlooks. These are served by a recently reconfigured and luxuriously appointed family bathroom, finished to a high standard. The property benefits from gas central heating (with a recently replaced boiler), UPVC double glazing throughout, and owned solar panels generating an impressive combined annual income, significantly offsetting energy costs.

The adjoining annexe, constructed in 2013, has been thoughtfully designed as a spacious one-bedroom home and offers superb versatility. Accessed via its own courtyard entrance, the ground floor comprises a large, light-filled open-plan living space with a modern, well-arranged kitchen subtly separated by a low wall and fitted with quality appliances. A feature wood burner adds warmth and character, while useful under-stairs storage enhances practicality. Upstairs, the generous dual-aspect master suite enjoys pleasant green views and is complemented by a large, contemporary four-piece bathroom. Recently decorated and immaculately presented, the annexe is ideal for dependent relatives, guest accommodation, a holiday let, or even integration into the main house if desired.

Externally, the property boasts a substantial, south-facing rear garden that is both private and low maintenance, offering ample space for seating areas, outdoor dining, and family enjoyment. In terms of parking and storage, the offering is equally impressive: a large garage with light and power, extensive additional land to the front suitable for further parking or boat/motorhome storage, plus a double parking space adjacent to the annexe. Offered for sale freehold and with no onward chain, this is a rare and flexible opportunity to acquire a detached home with income potential in one of Brixham's most desirable residential settings.

Council Tax Band: C



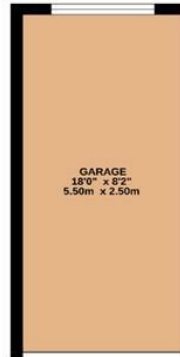
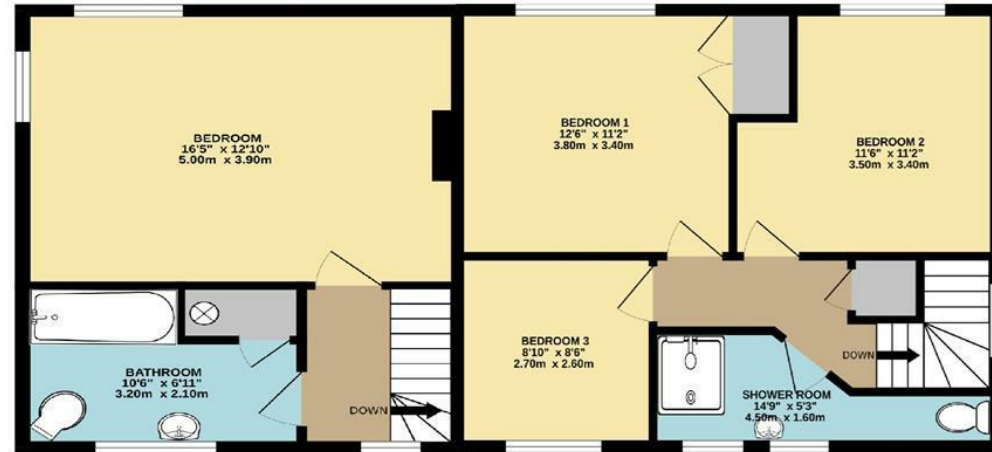
- Detached home with one-bed annexe
- Four bedrooms, flexible layout
- Garage, parking & solar income
- Prime Berry Head cul-de-sac
- South-facing private garden
- Freehold - Separate Council Tax



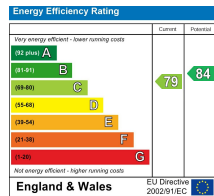
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Current EPC Rating: C



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