



41 Summer Lane, Brixham, TQ5 0DL  
Freehold House - Detached  
Asking Price £550,000

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A Rare Opportunity to Acquire a Substantial Property in Brixham. This impressive property spans approximately 1,727m<sup>2</sup> (0.426 acres) and is situated in an elevated position, offering an abundance of natural daylight throughout the day and stunning panoramic views across Brixham and out to sea. The design of the current house takes full advantage of the natural light and offers open vistas from all principal rooms.

The long driveway leads to a large parking area, providing ample off-road parking for several vehicles. The spacious workshop garage will be the envy of any enthusiast or those wishing to work from home, and there is an additional garden room behind the main garage, ideal for storing gardening equipment.

The expansive rear garden offers significant potential for a wide range of uses, including kennels for animal enthusiasts. The garden wraps around the property and connects to the main front terrace and impressive deck area, providing a secluded space perfect for enjoying the open vistas and the best of the day's sunlight.

Upon entering the property, a spacious dining hall welcomes you, with plenty of natural light and a seamless transition to the front terrace, making it ideal for both family gatherings and entertaining.

The large lounge, located towards the front of the property, is an exceptional space that can easily accommodate the whole family. The triple-aspect design ensures that the room enjoys the stunning views, while the focal point of the room is the fireplace, featuring a high-quality wood burner that provides warmth and ambience in the winter months.



- Elevated position with panoramic views
- Large workshop garage, ideal for enthusiasts
- Secluded front terrace and impressive deck area
- Versatile studio room with WC and storage
- Spacious driveway with ample off-road parking
- Expansive garden with potential for various uses
- Generously sized rooms with natural daylight
- Close to Brixham town, schools, and transport





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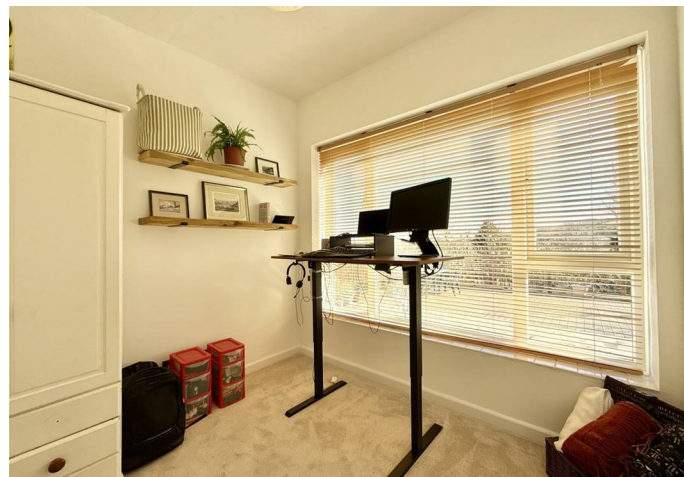
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The kitchen, located just off the dining hall, offers great potential for someone wishing to create a large open-plan space for entertaining or simply to enjoy the spectacular views while cooking. An inner hallway leads to three well-proportioned double bedrooms and a family bathroom. The laundry room is accessed externally but could easily be integrated into the property with internal access from the bathroom if preferred. The laundry room is generously sized, offering ample space for air drying clothes or additional storage.

Beneath the living room, there is a convenient studio room with external access. Currently used as a fourth bedroom, this versatile space could serve as a teenager's den, a guest room, or a private retreat. The studio includes a WC, and you can also access the under-house storage area, where the gas combi boiler is located.

The property offers fantastic scope and potential, whether for those seeking a grand design project to modernise the façade and integrate more glass and bi-fold doors to maximise the views, or for anyone looking to explore further development opportunities. This is truly a rare opportunity that would suit a range of buyers with varied aspirations.

The property is ideally located for those seeking convenience and accessibility. It is just a short distance from Brixham town centre, where you'll find a variety of shops, restaurants, and local amenities. The town is well-connected by public transport, with regular bus services providing easy access to nearby towns such as Paignton and Torquay. For those commuting, the location offers a peaceful retreat while still being close enough to major roads, ensuring you can easily access transport links for both work and leisure. Additionally, the area is within close proximity to well-regarded schools, making it an excellent choice for families.



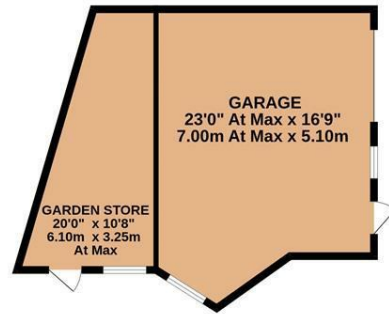
**Council Tax Band: E**



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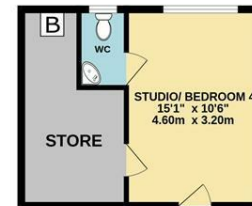




GROUND FLOOR  
1618 sq.ft. (150.3 sq.m.) approx.

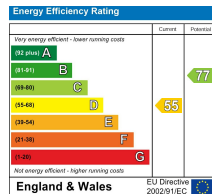
TOTAL FLOOR AREA : 1898 sq.ft. (176.3 sq.m.) approx.

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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BASEMENT  
280 sq.ft. (26.0 sq.m.) approx.

Current EPC Rating: D



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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.

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