



67 Ranscombe Road, Brixham, TQ5 9UW
Freehold House - Terraced
£459,950

boycebrixham
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A beautifully presented and generously proportioned period terraced home, enjoying impressive sea views and a truly remarkable "secret garden" to the rear. Ideally positioned less than a quarter of a mile from the harbour and marina, the property offers easy access to the town centre and a variety of scenic coastal walks, including the Breakwater, Berry Head Road (leading to Shoalstone Beach and its sea water pool), and the stunning Berry Head Country Park.

The property is entered via a traditional hallway, leading into an elegant and immaculately presented lounge/dining room. A charming bay window to the front captures the views, while the room is thoughtfully arranged to create distinct living and dining areas. The lounge features an attractive fireplace, while the dining area benefits from a large picture window overlooking a vibrant rear courtyard, which is accessed via the kitchen.

Beyond the hallway lies a superb breakfast room, complete with ample storage and open-plan access to the kitchen. This bright and inviting space offers generous worktop and cupboard provision, with a centrally positioned gas hob. Both the kitchen and breakfast room provide direct access to the rear, along with a spacious and practical store room and a convenient ground floor WC.

Upstairs, the accommodation continues to impress. The principal bedroom, positioned at the front, is a standout feature with its bay window framing elevated harbour views and a beautiful original fireplace. The second bedroom is a well-sized double, offering characterful built-in storage. The first and second floors are served by a stylish modern family bathroom, fitted with a contemporary four-piece suite including a separate shower, along with the added benefit of a separate WC.

The second floor hosts a spacious third double bedroom, complete with extensive built-in storage and further elevated views across the harbour, Breakwater, and out towards Torbay.

Externally, in addition to the colourful tiled courtyard adjoining the kitchen, the property boasts something truly special. Acquired by the current owners, the substantial rear garden is both private and sun-filled, offering some of the finest harbour views available. This exceptional outdoor space provides a rare opportunity to enjoy peace and seclusion, whether gardening, entertaining on the large timber deck, or simply relaxing and taking in the panoramic surroundings.

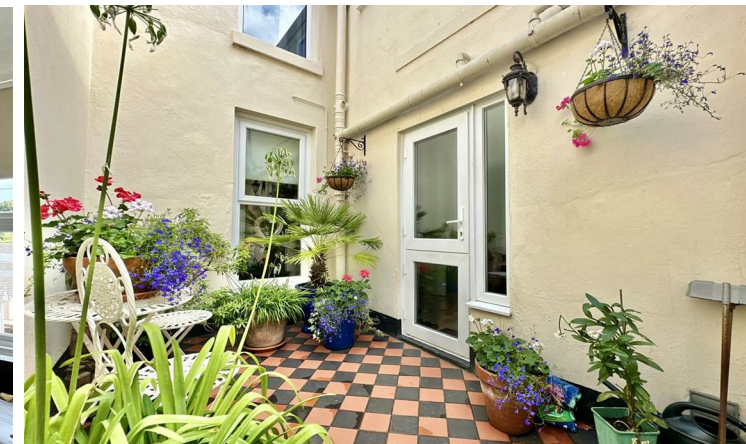
Gardens of this scale and quality are seldom available in this part of town, making this a genuinely unique offering that must be viewed to be fully appreciated.

Council Tax Band: C



- Colourful Rear Courtyard Garden
- With A Totally Unique 'Secret Garden'
- Very Close To Town And Harbour Areas

- Incredible Harbour Views From Every Level
- Beautifully Presented Throughout
- Generously Sized Period Terraced Property



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GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



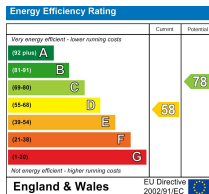
2ND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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: 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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