



2 Wall Park Road, Brixham, TQ5 9UE
Freehold House
Asking Price £275,000

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

Nestled on one of Brixham's most sought-after roads on the desirable Berry Head side, this charming three-bedroom detached home offers a truly rare opportunity for those seeking a renovation project with incredible potential. Situated on the seaward side of the road and set within a generous plot, this property is bursting with character and enjoys panoramic sea views across Torbay from its elevated position.

Lovingly owned by the same family for over 50 years, the home is now ready for a new chapter. While it requires comprehensive modernisation throughout, it offers the perfect canvas to create a stunning family residence in an exceptional location.

Set back from the roadside, the home is approached via a spacious front garden, offering excellent scope to create ample off-road parking (subject to necessary consents). A side porch leads into a welcoming and characterful entrance hall, providing access to all principal rooms.

The heart of the home is the spacious kitchen/dining room, complete with a coveted chef's larder and opening through double doors into a bright and inviting sun room that stretches across the rear of the property. This wonderful living space enjoys beautiful views over the extensive, level rear garden, with glimpses of the sea beyond. A dual-aspect lounge also connects to the sun room, making it ideal for entertaining or simply relaxing in the serene surroundings.

The ground floor further benefits from a versatile double bedroom, a generous bathroom, and a separate WC, offering flexibility for those seeking ground-level living space.

Upstairs, there are two further well-proportioned double bedrooms, both enjoying easy access to extensive eaves storage, with the principal bedroom boasting sweeping sea views – the perfect spot to wake up to the beauty of Torbay.

The rear garden is a standout feature – extending over 20 meters and almost entirely level, this outdoor space is ripe for transformation. Whether landscaped into a showpiece garden or kept simple for family enjoyment, the peaceful setting and spectacular sunsets make it a truly special retreat.

This is a unique chance to restore a much-loved home into something truly remarkable. With the right vision and care, this property has all the makings of a coastal gem.

Early viewing is highly recommended to appreciate the potential and position on offer.

Council Tax Band: D



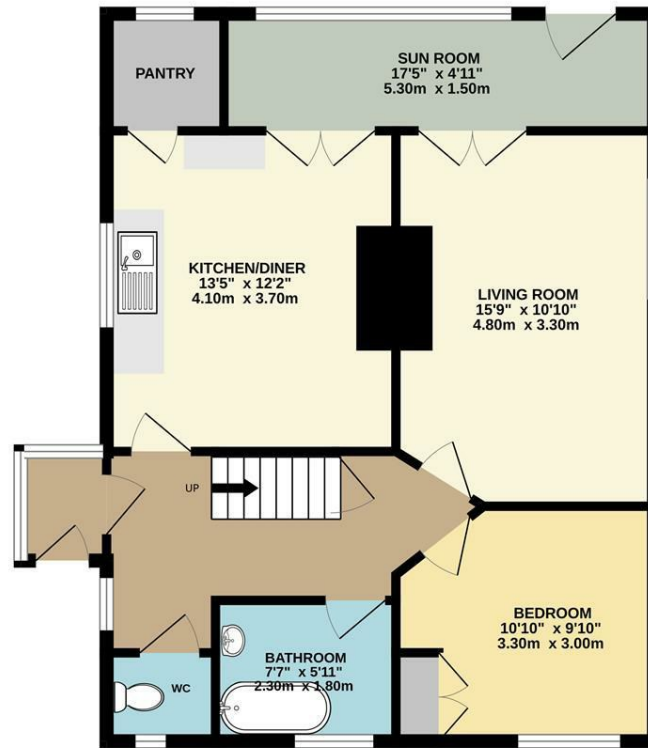
- Very Rare Opportunity!
- Highly Prized Brixham Location
- Lovely Sea & Harbour Views
- In Need Of Considerable Improvements

- Three Bedroom Detached House
- Large, Level, Rear Garden
- Close To Town & Harbour Areas
- Offered With No Onward Chain

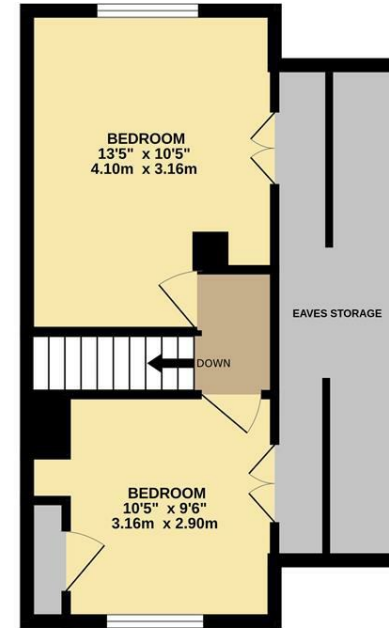




GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



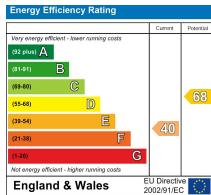
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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: E



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