



West Lodge Horsepool Street, Brixham, TQ5 9LD
Freehold Bungalow - Detached
Asking Price £675,000

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Nestled close to St Mary's Square, a charming hamlet within the ever-popular harbour town of Brixham, West Lodge presents a rare opportunity to acquire a wonderfully spacious home set within an exceptional plot. Tucked away along the peaceful Horsepool Street, the property enjoys both privacy and convenience, offering the perfect blend of tranquillity while remaining within easy reach of the vibrant coastal town and its many amenities.

Occupying a generous and mostly level plot of over one-third of an acre, the property immediately impresses with its sense of space and versatility. The approach is particularly attractive, with a sweeping in-and-out driveway leading from the quiet lane, creating a welcoming arrival point while offering extensive parking. The driveway provides ample space for multiple vehicles, boats, caravans or motorhomes, making the home ideal for those who enjoy an active coastal lifestyle.

In addition to the spacious bungalow itself, the property benefits from a substantial detached barn, a fantastic feature that offers enormous potential. Whether retained as a large storage facility, workshop or garage, or perhaps converted (subject to the necessary permissions) into additional accommodation, the barn represents an exciting opportunity for buyers looking to add further value or create a bespoke space tailored to their needs.

The gardens surrounding the property are equally impressive, wrapping gracefully around the home and creating a series of delightful outdoor areas. To the front, a beautifully level south-facing lawn enjoys plenty of sunshine throughout the day and is enclosed by a secure fence, making it perfect for children and pets alike. This welcoming outdoor space provides an ideal setting for family gatherings, games on the lawn or simply relaxing in the sunshine.

From the front garden, the grounds gently flow into a series of charming patio areas, where a pretty stream winds through planted borders filled with established greenery and seasonal colour. This tranquil feature adds a wonderful sense of calm and character, creating a peaceful retreat that feels wonderfully secluded despite being so close to the heart of Brixham.

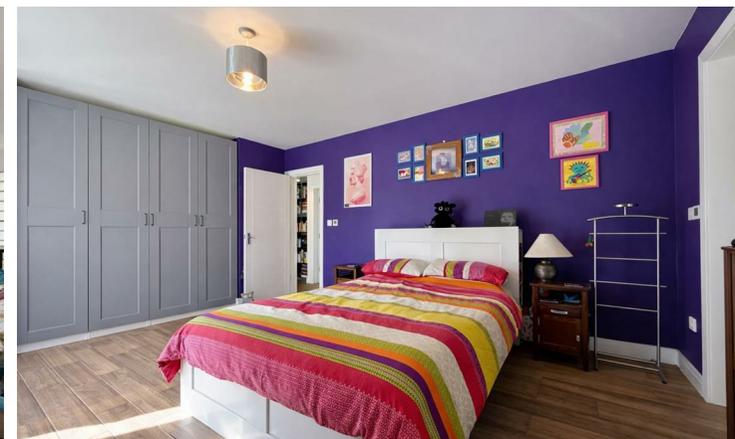
The rear garden offers yet more outdoor space and potential, featuring a large open lawn that provides a blank canvas ready for a range of possibilities. Whether landscaped into a formal garden, developed into a vegetable plot, or simply enjoyed as a spacious lawn, the possibilities here are plentiful. A sizeable timber shed sits to one side, providing practical storage for gardening equipment and outdoor tools.

Practicality continues with an excellent sized carport, which currently provides covered parking but could easily be converted into a double garage if required. The carport conveniently connects to the rear porch, allowing easy access into the home — particularly useful when bringing in shopping or returning from a day out by the coast.



- Large bungalow on one-third acre plot
- Spacious Barn with conversion potential
- Open-plan living with underfloor heating

- Extensive driveway with ample vehicle parking
- Wraparound gardens with south-facing lawn
- Self-contained two-bedroom annex accommodation



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The front porch opens into the heart of the home, revealing an impressive open-plan living space that immediately feels bright, welcoming and thoughtfully designed. The kitchen area has been beautifully finished, combining character with colour to create a stylish yet comfortable environment. Thanks to its triple-aspect design, the room is flooded with natural light while enjoying lovely views across the surrounding gardens.

Flowing seamlessly from the kitchen is the spacious living and dining area, a superb space ideal for both everyday family life and entertaining guests. There is ample room for both lounge and dining furniture, while large doors open directly onto the sheltered rear terrace — a sunny south-facing spot that acts as a natural extension of the living space during warmer months.

A wood-burning stove provides a striking focal point within the living room, bringing warmth and atmosphere to the space and making it especially inviting during the cooler seasons. The combination of modern open-plan living and cosy character features ensures the home feels equally suited to lively gatherings or peaceful evenings by the fire.

Beyond the main living space are two well-proportioned double bedrooms, perfectly positioned alongside a stylish modern family bathroom. The bathroom has been thoughtfully designed and features both a shower cubicle and a separate bath, making it ideal for visiting guests or older children who appreciate their own comfortable space.

The principal bedroom sits just to one side and offers a particularly generous retreat. This spacious double room benefits from ample wardrobe space, direct access onto the sunny terrace and its own private en-suite shower room. Nearby, a large utility room provides excellent practicality for everyday living. All of these rooms enjoy the comfort of wet underfloor heating, with individual thermostats allowing precise control of each zone. The heating is provided by an air source heat pump.

Leading from the utility room is a highly versatile and extremely useful self-contained annex, offering two additional double bedrooms along with its own kitchen and living space. This well-formed two-bedroom annex is perfect for a live-in relative seeking independence, guest accommodation, or even as a potential income-generating unit. It is heated separately with electric radiators and also benefits from a modern shower room, built-in wardrobes and doors opening onto a sunny terrace, which could easily be arranged to provide its own private garden area.

Finally, the property benefits from solar panels, which generate an additional income stream while also helping to offset the home's electricity costs. This feature contributes to making West Lodge an impressively economical property to run, particularly given its generous size and extensive accommodation. Together with its substantial grounds, versatile outbuildings and flexible living spaces, West Lodge offers a truly unique opportunity in one of Brixham's most sought-after locations.



Council Tax Band: F



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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Most 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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