



Lynhurst, 153 Northfields Lane, Furzesham, Brixham, Devon, TQ5 8RH  
Freehold House - Detached  
£725,000

**boyce**brixham  
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Lynhurst is a substantial, stylish and comfortable one-off detached house situated in a quiet area of Brixham. The property is perfect for a family - or those seeking to entertain guests and visitors. The accommodation is extremely well equipped and has been finished to a hugely impressive standard throughout with 2 large and versatile living areas which are perfectly situated to make the most of the garden and views. There is gas central heating and new, stylish PVCu double glazed windows.

The property is very well located. Just half-a-mile from town and harbour and just a few minutes (level walk) from the Battery Gardens which overlook the Bay, from here the South West Coast Path drops down to the sheltered beaches at Fishcombe and Churston Cove, just a ten/fifteen minute walk from the house, and on to Elberry Cove and Broadsands Beach. Ideal walks for those with dogs. In the other direction, a ten minute down-hill walk takes you to the harbour and town centre.

There is a lovely enclosed sunny level rear garden. South facing and private, the space has a versatile graveled area to the back and a limestone patio off of the living area, which is perfect for entertaining and al-fresco dining with its open air fire and BBQ area.



- Hugely Impressive Family Home
- 5 Double Bedrooms (3 En Suite)
- Super South Facing Rear Garden
- Vast Parking Area For 6+ Cars

- Exceptional Presentation Throughout
- Two Large Versatile Family Rooms
- Located Close To Town & Harbour Areas
- Integral Garage & Large Utility Room









With impressive and characterful entrance hall, double height ceiling and galleried landing above, engineered oak flooring throughout, plus bespoke arched architraves and solid oak doors leading to ground floor living and sleeping areas. Door to integral garage & spacious utility room plus impressive staircase to first floor (see later). Large living room opening out to garden and modern kitchen off (also a decent size). There is a dining area off the kitchen, open to the main living room.

On the ground floor are 3 especially large double bedrooms, all are beautifully presented, 2 with en-suites, and the family bathroom. The master bedroom opens out onto the sun terrace - super on warmer days. The first floor has another impressive living space, which our vendors currently utilise as another family room-come-cinema room with some sea views over Torbay, again with oak flooring and doors to two further bedrooms, one of which is arranged as a home office.

This stunning family home offers exceptional space, versatility, superb quality of fittings throughout and definitely has WOW factor! Internal viewing is HIGHLY RECOMMENDED to appreciate all that this spectacular family home has to offer.



Council Tax Band: F



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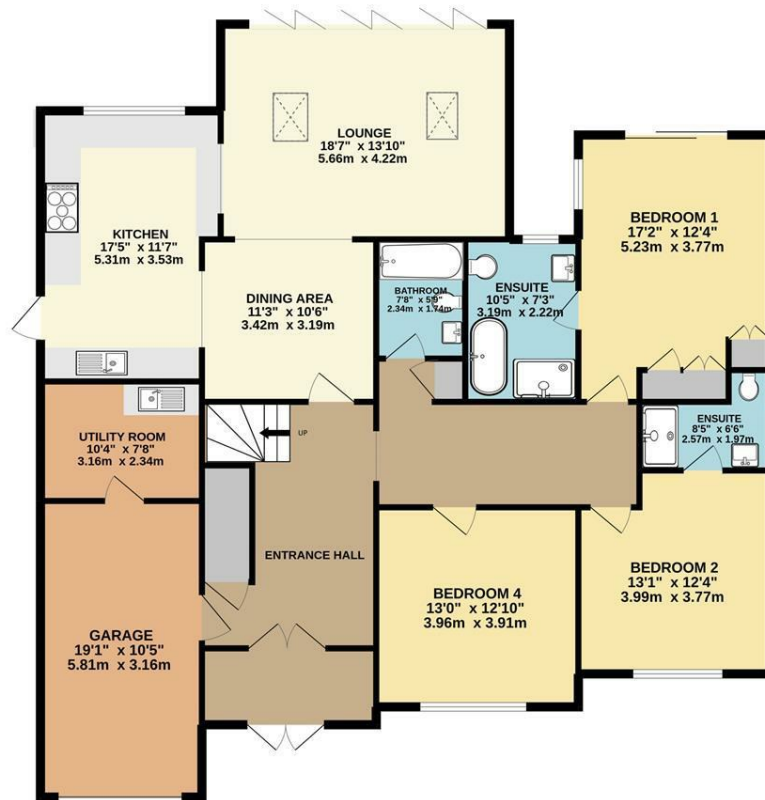
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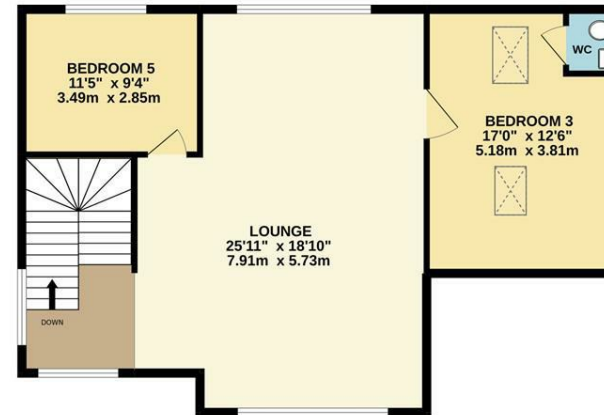
GROUND FLOOR  
1895 sq.ft. (176.0 sq.m.) approx.



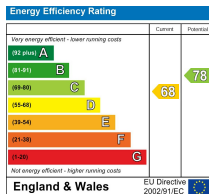
TOTAL FLOOR AREA : 2753 sq.ft. (255.8 sq.m.) approx.

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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1ST FLOOR  
858 sq.ft. (79.8 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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