



**WOLBOROUGH GARDENS, BRIXHAM,  
£1,100,000 FREEHOLD**

## **A SPACIOUS FOUR BEDROOMED DETACHED HOME WITH BREATHTAKING SEA AND COASTAL VIEWS.**

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**SUMMARY:** A particularly spacious detached home enjoying enviable harbour sea and bay views.

**DIRECTIONS:** From Brixham town centre head towards Berry Head along King Street, keeping the harbour to your left. At the mini roundabout turn right and proceed up Ranscombe Road. Continue up the hill, turning left onto Wall Park Road. After approximately  $\frac{1}{4}$  of a mile, turn left onto Heath Road, where the property will be found on the right.

**DESCRIPTION:** A stunning detached house located in one of Brixham's most desirable residential areas enjoying breathtaking sea and coastal views. The property was built in the 1980s and has been in the ownership of our clients since 1996. The accommodation is both spacious and versatile with excellent easily maintained private and sunny gardens.

This house is reverse level so the main living accommodation has the best of the views with the remainder of the accommodation on the lower ground floor. All four bedrooms are of a particularly good size and the open plan kitchen has access onto a large seaward facing sun terrace. There is a separate dining room also with access onto the terrace and the lounge is very spacious with a dual aspect enjoying the stunning views. The principal bedroom is served by a generous en-suite with separate shower. There is also a cloakroom with WC on this floor.

On the lower ground floor as well as the three further bedrooms and recently installed quality family bathroom, there is also a utility room with access to the outside.

The property has good privacy with some mature trees and stone walling and metal gates provide access onto the large driveway with parking for several vehicles. There's also space for a motorhome or boat if required. The large detached garage has excellent storage and workshop space with additional storage in the eaves. The rear garden is to the seaward side and is very open but again with privacy. There was originally a swimming pool but this has previously been filled in providing very low maintenance area laid to paving and gravel.

Winkworth thoroughly recommend viewing this property to fully appreciate the size of accommodation on offer, it's views and it's outstanding position.

**POSTCODE:** TQ5 9DD

**EPC RATING:** D

**COUNCIL TAX BAND:** G

**SERVICES** - All mains services are connected.

**OWNERS COMMENTS:**

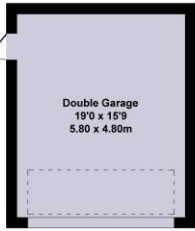
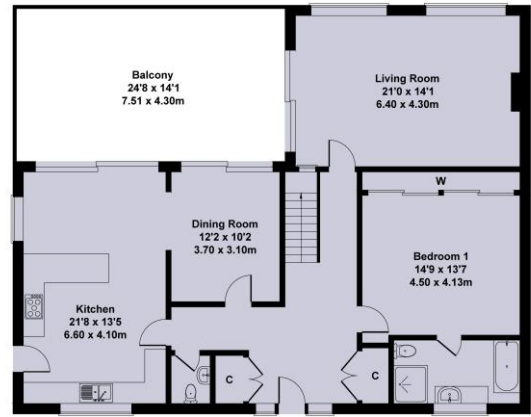
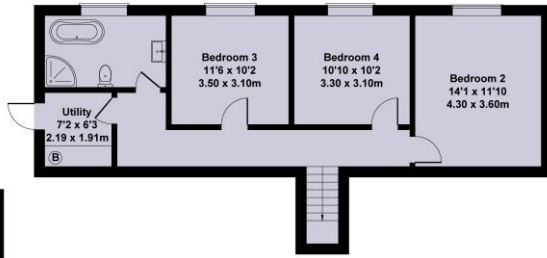
We have lived in our house since 1995 and have been very happy here, enjoying the lovely sea views, location and a very happy family home. As the family have grown up, we feel it is time to down size and move on.

Whoever purchases our house, I'm sure will have as many happy years as we did.



# 1 Wolborough Gardens

Approximate Gross Internal Area  
2293 sq ft - 213 sq m



GARAGE

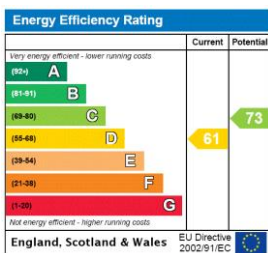
LOWER GROUND FLOOR

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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