

**ENTRANCE HALL**

Grand entrance hall. Glazed wooden front door with glazed side panels. Radiator. Oak strip flooring.

**KITCHEN/DINING ROOM 16' 9" x 15' 7" (5.10m x 4.75m)**

Very spacious country style kitchen/dining room. Gas fired 'Rayburn' oven powering central heating. Cream 'shaker style' base units with wooden worktops. Inset stainless steel sink. Tiled splashback. Space for dishwasher and free standing cooker. Large storage cupboard. Separate pantry. Window to rear. Double opening French doors to garden.

**REAR PORCH**

Upvc double glazed door and window. Space for fridge/freezer and tumble dryer.

**LOUNGE 19' 6" x 14' 6" (5.94m x 4.42m)**

Spacious formal lounge with central stone fireplace. Double opening French doors to garden. Two radiators. Oak strip flooring.

**SNUG 12' 2" x 11' 4" (3.71m x 3.45m)**

Cosy room with window overlooking garden. Radiator.

**STUDY / BEDROOM 5 10' 0" x 9' 5" (3.05m x 2.87m)**

Window to front. Built-in storage. Radiator. Oak strip flooring.

**SHOWER ROOM 6' 2" x 5' 4" (1.88m x 1.62m)**

Shower cubicle with electric shower. Close coupled W.C. Wash basin on vanity unit. Window to rear.

**FIRST FLOOR - LANDING**

Large airing cupboard with hot water tank and solar panel controls. Radiator.

**BEDROOM 1 15' 1" x 13' 3" (4.59m x 4.04m)**

Spacious double room with window overlooking garden. Walk-in style wardrobe. Radiator.

**BEDROOM 2 13' 6" x 10' 9" (4.11m x 3.27m)**

Spacious double room with window to side. Pedestal wash hand basin with wall mounted mirror above. Radiator.

**BEDROOM 3 13' 0" x 9' 0" (3.96m x 2.74m)**

Window to side. Pedestal wash hand basin with mirror above. Radiator.

**BEDROOM 4 13' 2" x 9' 8" (4.01m x 2.94m)**

Window overlooking garden. Large built-in wardrobes.

**BATHROOM 9' 8" x 8' 4" (2.94m x 2.54m)**

Bath in tiled surround. Separate large shower cubicle with 'Triton' electric shower. Pedestal wash hand basin. LED bathroom cabinet with mirror. Radiator. Heated towel rail.

**SEPARATE W.C.**

Close coupled W.C. Window to rear.



**OUTSIDE**

**REAR GARDEN**

A Large rear garden perfectly angled to enjoy the sunny Southerly aspect. Well kept central inset lawn with border flower beds. Beautiful veranda adjacent to property providing shade and weather protection. Pedestrian pathways meandering through the garden.

**OUTBUILDINGS**

Good sized potting shed with window to side and Belfast sink. Bike storage shed. Outside toilet. Workshop with power and lighting. Window to front and rear.

**FRONT GARDEN**

Secluded walled garden with mature rose bushes and central pedestrian path. Curved stone wall is the remains of a 1800's windmill.

**PARKING AREA**

Large parking area with ample room for multiple cars. EV charging point. Two greenhouses. Chicken run. This area offers potential for further development subject to planning consent and covenants.

**GARAGE 18' 9" x 16' 4" at largest (5.71m x 4.97m)**

Power and light. Electrical car charging point.

**BASEMENT**

Large basement accessed via a ladder. This room still has an original kiln, the chimney is now capped off, as well as the remains of a bread oven. It would lend itself well to conversion into a games room or large wine cellar.

**WOODLAND AREA**

The garden looks towards a woodland area of about 2/3 of an acre within the grounds of the property, a haven for the many species of birds and other wildlife observed within it. It is accessed by some rough steps. There is no possibility of development.

**PROPERTY HISTORY**

The property was originally thought to have been two separate cottages / stone buildings used in conjunction with a close by windmill. The woodland area beside the property was an important source of Yellow Ochre, this was processed and used in the local fishing industry to protect and weatherproof the sails of the fishing fleet of the time. This is what created the famous red sails associated with Brixham's fishing history. This Ochre was also the key ingredient used to create the first rust proofing paint in association with the Brixham paint works, and was then used across the world.

**SOLAR PANELS**

A 3.25KW solar panel system is roof mounted generating the current owners £1,800 - £1,900 income last year. These are owned outright.

**COUNCIL TAX BAND: F**

**EPC RATING: E**



The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B001669 Written by: Bill Bye

GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR  
976 sq.ft. (90.6 sq.m.) approx.



(177.7 sq.m.) approx.  
12021



LAYOUT GUIDE ONLY – NOT TO SCALE

## Higher Furzeham Road, Brixham, TQ5 8QZ



This one of a kind property is full of history and dates back to circa 1850. Standing on an exceptionally large half acre plot, this **DETACHED FOUR BEDROOM HOUSE** with **large off-road parking area** is not to be missed. Upon entering the property you are greeted by a grand double height entrance hall, from here you access the large country style kitchen with pantry and utility/porch. A large formal lounge and further snug lounge, all with access and views onto the beautiful rear garden. There is also a shower room and study on the ground floor. Four spacious bedrooms, one with sea peeps are found on the first floor, along with a family bathroom. A real feature of this property is the **South facing, walled gardens providing a tranquil and secluded setting**. The immaculate central lawn lends itself well to summer activities with a veranda wrapping the property providing shade. The backdrop of the garden is an extensive wooded area creating a wildlife habitat. Driveway parking for multiple cars, with EV charging point, and a large garage is to the front of the property. The stunning South West Coastal path is only a matter of minutes walk away allowing access to some beautiful beaches and coves, Brixham's town and harbour is only a ten minute walk away. For further history on the property please see the history section.

**Offers in the Region Of £875,000 Freehold**