



**Connells**

Gillard Road  
Brixham



## Property Description

GUIDE PRICE £599,950 - £620,000  
Connells are truly delighted to bring to the market this exceptional five-bedroom family home, enviably positioned on the highly desirable Gillard Road in Brixham. This stunning residence offers a rare opportunity to acquire a beautifully refurbished home in one of the area's most sought-after coastal locations, combining generous living space, modern design, and breathtaking panoramic sea views. With its impressive open-plan living space, high-quality kitchen, versatile accommodation, stunning sea views, and excellent outdoor areas, it offers everything needed for modern coastal living. This is a property that truly needs to be seen to be fully appreciated, offering a lifestyle of comfort, elegance, and natural beauty in equal measure. The location on Gillard Road further elevates this property's desirability. Situated close to Berry Head, the home benefits from a peaceful setting while remaining within easy reach of a wide range of amenities. Excellent schools, leisure centres, and sports facilities are all nearby, making this an ideal choice for families. For those who enjoy the outdoors, scenic coastal walks are right on your doorstep, offering stunning views and access to the natural beauty of the surrounding area. Viewings are strongly recommended to appreciate all this home has to offer.

## On Approach

From the moment you approach the property, its appeal is immediately evident. A spacious driveway provides ample off-road parking, ensuring both convenience and practicality for modern family living.

## Step Inside

Stepping inside, you are welcomed by a bright and spacious entrance hallway, thoughtfully designed to create a lasting first impression. This inviting space offers excellent storage options and access to a convenient downstairs cloakroom, ideal for visiting guests. In addition, the ground floor benefits from a versatile room currently used as a home office or studio, which could equally serve as a fifth bedroom, playroom, or snug depending on your individual needs.

## Lounge, Kitchen & Dining Room

At the heart of the home lies an outstanding open-plan living area, perfectly designed for both everyday family life and entertaining. This impressive space boasts generous proportions and has been enhanced by a seamless extension, creating a light-filled and contemporary environment. Striking vaulted ceilings and well-placed skylights flood the room with natural light, while a stylish feature fireplace provides a warm and elegant focal point. The overall effect is a space that feels both expansive and welcoming.

The kitchen is truly a standout feature and forms the centrepiece of the home. Finished to an exceptional standard, it offers a magnificent design with high-quality built-in appliances and an expansive layout that caters effortlessly to modern living. A large central island acts as both a practical workspace and a social hub, perfect for gathering with family and friends. The addition of illuminated display cabinets enhances the sense of luxury, while also providing practical storage. Bi-fold doors open directly from the kitchen onto a spacious terrace, seamlessly blending indoor and outdoor living and creating the ideal setting for entertaining or simply enjoying the coastal surroundings.

## Utility Room & Garage

Adjacent to the kitchen is a well-proportioned utility room, offering ample space for white goods and additional storage. From here, you have direct access to the integrated garage, which is fitted with an electric roller door and houses the combination boiler. The garage also benefits from a secondary entrance leading to the rear garden, adding further convenience and flexibility.

## First Floor

Doors off to principle rooms

## Bathroom

The first floor continues to impress, offering well-balanced accommodation for family living. A contemporary family bathroom serves this level, finished with modern fittings and a clean, stylish design.

## Bedrooms & Ensuite

There are three generously sized double bedrooms on this floor, each offering comfort and versatility. The second bedroom is particularly noteworthy, featuring built-in storage, ample space for furnishings, and stunning sea views. It also benefits from its own en-suite bathroom, making it an ideal guest suite or secondary principal room.

## Second Floor

### Master Bedroom & Ensuite

Ascending to the second floor, you will find the impressive principal bedroom suite. This space offers a true sense of luxury and tranquillity, with breathtaking panoramic sea views providing a constantly changing coastal backdrop. There is ample room for furnishings, creating a relaxing and private retreat. The room is complemented by a contemporary en-suite shower room, finished to a high standard and designed with both style and practicality in mind.

## Outside

Externally, the property continues to excel. The rear garden has been thoughtfully landscaped to create a true outdoor haven. With a combination of lawned areas and a spacious terrace, the garden offers something for everyone. The terrace is perfect for alfresco dining and entertaining, while the lawn provides space for relaxation or family activities. This private and peaceful setting enhances the overall appeal of the home, making it ideal for enjoying the best of outdoor living.









**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 194.2 m<sup>2</sup> (2,091 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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