



Hartland Tor Close, Brixham, TQ5 0RE

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## £495,000 Freehold

Tucked away in a peaceful cul-de-sac within a popular residential area, this flexible **DETACHED FOUR BEDROOM HOUSE** offers an exceptional opportunity to acquire a superbly presented and highly versatile family home, arranged over three floors and designed to accommodate a range of living requirements. With the added benefit of self-contained lower ground floor accommodation, ideal for a dependent relative, visiting family or as a private guest suite, this property provides flexibility rarely found in modern homes.

Positioned to take full advantage of its southerly rear aspect, the house enjoys lovely open views towards Southdown Hill with a distant sea outlook, creating an uplifting sense of space and natural light throughout. The rear garden mirrors this sunny orientation, providing a delightful and sheltered outdoor setting with a range of useful garden stores and ample room for relaxation, planting, and entertaining. A private driveway to the side offers parking for approximately three vehicles, adding further convenience for families or multi-generational living arrangements.

Everyday amenities are close at hand, with local shops available at Summercourt Way and St. Mary's Square, while Brixham's bustling town centre, harbour and waterfront lie just 1.5 miles away.

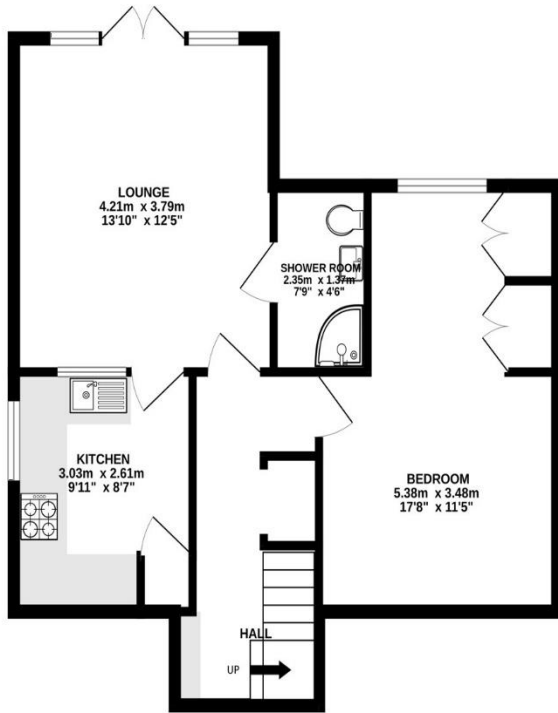
The accommodation is thoughtfully arranged across three well-planned floors. The principal living spaces form the main residence, accessed from the central hallway. The dual-aspect lounge is a generous and welcoming room, enjoying excellent natural light and pleasant views. Adjacent to this is a separate dining room, perfect for family meals or entertaining guests, and offering enough space for a large dining suite. The modern fitted kitchen on this level is impressively sized and well equipped, featuring contemporary units, excellent worktop areas and ample storage. Its layout provides an efficient and enjoyable cooking environment with enough space for everyday use and special occasions alike.

The upper floor accommodates the home's primary bedrooms. The principal bedroom boasts its own en suite shower room, providing comfort and privacy. Two further double bedrooms are also located on this level, each benefiting from built-in wardrobes that maximise storage and create a clean, uncluttered feel. A well-appointed family bathroom completes this floor.

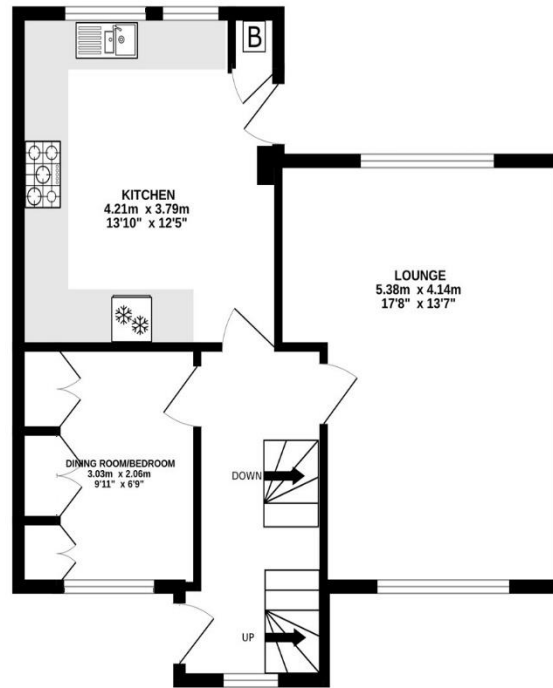
A standout feature of the property is the lower ground floor, which offers ideal annexe potential. This self-contained area includes a super lounge/dining room with French doors opening directly onto the south-facing garden, allowing independent access and abundant natural light. A fitted kitchen, double bedroom with built-in wardrobes, and a shower room/W.C make this a perfect living space for a dependent relative or guest accommodation, or for use as a hobby suite, home office or rental opportunity (subject to relevant consents).

In summary, this is a superbly maintained and highly adaptable family home offering four bedrooms, flexible annexe-style accommodation, sunny gardens, driveway parking and distant sea views — all within easy reach of local amenities and the town centre. An outstanding opportunity in a desirable setting, internal viewing is highly recommended.

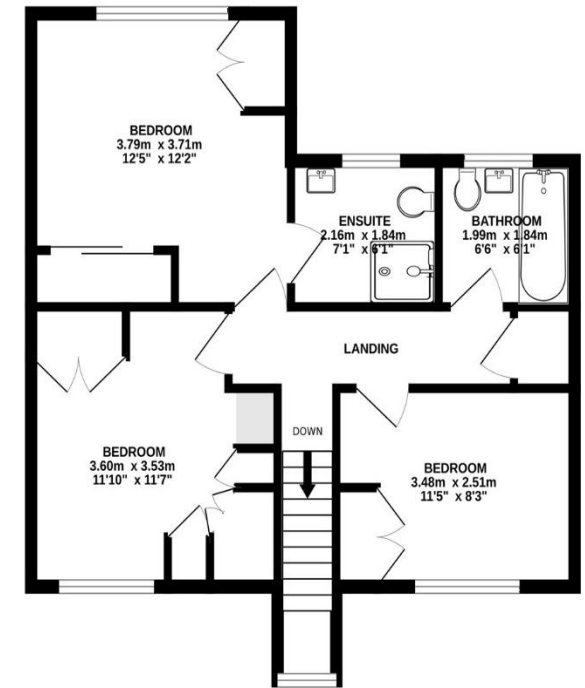
GROUND FLOOR  
52.3 sq.m. (563 sq.ft.) approx.



ENTRANCE FLOOR  
52.1 sq.m. (561 sq.ft.) approx.



1ST FLOOR  
50.8 sq.m. (547 sq.ft.) approx.



TOTAL FLOOR AREA : 155.2 sq.m. (1670 sq.ft.) 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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ENERGY PERFORMANCE RATING: the

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available. Mobile phone reception shows Vodafone 83% -Three 82% -EE 76% - O2 65%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ  
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Brixham TQ4 6LE  
churston@ericlloyd.co.uk

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