



Gramercy



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Southdown Hill, Brixham, Devon, TQ5 0AE

Brixham Harbour 1 mile Torquay 8 miles Exeter 29 miles

Gramercy is a truly exceptional three-bedroom detached home that beautifully marries historical character with modern convenience. Once an old schoolhouse, this unique property has been thoughtfully and meticulously transformed to offer luxurious living while preserving its original charm.

- Refurbished Detached Home
- Generous Living Spaces
- Beautifully Landscaped Gardens
- Council Tax Band E
- Three Bedrooms (two ensembles)
- Immaculately Presented Throughout
- Secluded & Private Position
- Freehold

Asking Price £600,000

SITUATION & DESCRIPTION

Gramercy is a truly exceptional three-bedroom detached home that beautifully marries historical character with modern convenience. Once an old schoolhouse, this unique property has been thoughtfully and meticulously transformed to offer luxurious living while preserving its original charm. Nestled in a peaceful and secluded position on Southdown Hill in Brixham, Gramercy provides a rare opportunity to enjoy both privacy and seclusion in an idyllic setting. With its spacious layout, high-end finishes, and enchanting ambiance, this remarkable residence offers a lifestyle of comfort and distinction.

Close to hand the property benefits from the popular St. Marys Bay with its delightful half sandy and half pebbly beach. The harbour and shopping centre are also within easy reach. Brixham is a bustling harbour side town, with the expanding fishing fleet at the heart of the community. Its natural harbour bowl, populated by pastel coloured fisherman's cottages, creates a warm and cosy ambience you will find difficult to replicate, this really is a stunning location. There are several well regarded primary and secondary schools within easy reach, including the Grammar school at Churston.



ACCOMMODATION

Step inside Gramercy through a generous entrance hall where character meets contemporary design. A charming wooden stable door, bathed in natural light from a skylight above, sets the tone for this exceptional home. The wood-effect Karndean flooring flows through to the heart of the house, an expansive kitchen and dining area. This stunning triple-aspect space features sage green cabinetry paired with solid granite worktops and upstands, offering both style and functionality. Integrated appliances include a Bosch dishwasher, dual under-counter fridges, and AEG cooking appliances. There's ample room for a large dining table, perfect for entertaining or family meals, a welcoming space with a radiator and warmed by sunlight from every angle.

Beyond the kitchen, a well-equipped utility room provides extra storage and workspace, with room for additional appliances and access to the back garden. The ground floor also offers two generous bedrooms, including a comfortable double with garden views and a contemporary ensuite shower room. A separate family bathroom, finished with high-end fixtures and full tiling, adds further practicality. A third versatile room is ideal as a home office or guest bedroom, while the show-stopping lounge steals the spotlight with its vaulted ceilings, exposed wooden beams, and three sets of French doors that open to the garden. A log burner set on a slate hearth completes the picture. Upstairs, the principal bedroom enjoys open views to the rear and boasts a large walk-in wardrobe and a stylish bathroom with a walk-in rainfall shower, making Gramercy a truly refined and versatile home.

OUTSIDE

The outdoor space is just as impressive as the interior, offering beautifully landscaped gardens to the front, a gravel driveway offers generous parking for multiple vehicles, bordered by mature flower beds brimming with colourful shrubs and trees. A secluded seating area offers a peaceful spot to enjoy a morning coffee, with pathways leading down both sides of the property to the rear garden.

The back garden is a true highlight, thoughtfully designed over two terraced levels with lush inset lawns, vibrant raised flower beds, and a stunning array of plants that create a serene, private retreat. An Indian sandstone patio with pergola provides the perfect setting for outdoor dining, while a potting shed adds storage. To the side, you'll find two additional storage sheds and a raised garden landscaped with slate and low-maintenance shrubs, completing this exceptional and well-loved outdoor haven.

SERVICES

Mains Gas, Water & Electric, mains Drainage. According to Ofcom up to Ultra Fast broadband and good outside mobile coverage is available at this property.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

What3Words: ///scans.locker.animates



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

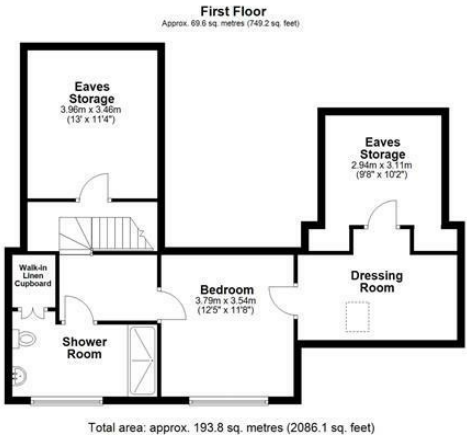
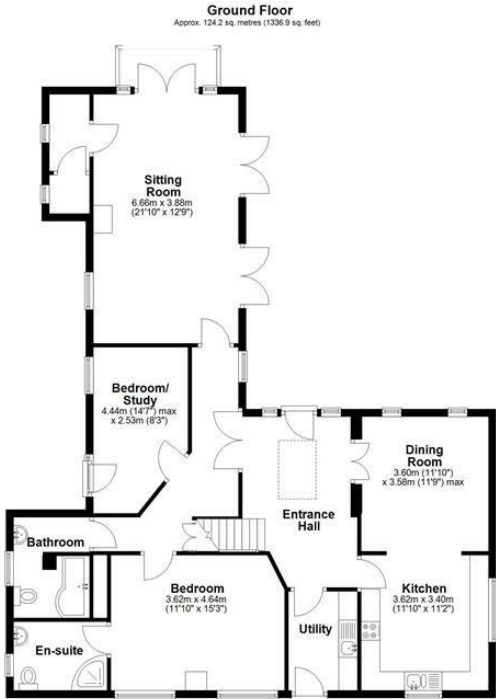


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

6 Vaughan Parade, Torquay, TQ2 5EG

torquay@stags.co.uk

01803 200160



Total area: approx. 193.8 sq. metres (2086.1 sq. feet)



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