



BERRY HEAD ROAD, BRIXHAM
£3,650,000 FREEHOLD

A SPECTACULAR EDWARDIAN HOUSE WITH STUNNING VIEWS.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market
Street, Dartmouth, TQ6 9QE

Winkworth

for every step...

winkworth.co.uk



SUMMARY: A SPECTACULAR AND SUBSTANTIAL EDWARDIAN HOME PERCHED ABOVE BRIXHAM'S BREAKWATER BEACH AND ENJOYING BREATHTAKING HARBOUR, SEA AND COASTAL VIEWS.

DIRECTIONS: From the town centre proceed around the harbour, continue into Berry Head Road. The property will be found just past the Breakwater car park on the right. Proceed up the driveway around to the garage and parking area.

SITUATION: Wolborough House is situated in an area known as the English Riviera which consists of about 22 miles of outstanding South Devon coastline including seaside resorts, rocky coves, sandy beaches and picturesque villages all in a mild climate. There's plenty to do as well if you can drag yourself away from the breathtaking views, with many attractions nearby. The area has some fantastic Cafes and restaurants from pavement bistros to Michelin star establishments.

DESCRIPTION: Wolborough House is without doubt one of the most impressive, if not the most impressive property in Torbay, situated just above the Breakwater Beach in Brixham, enjoying dramatic coastal and sea views, on a clear day all the way to Portland Bill about 46 miles away. The property is Grade II listed and built in 1910 by a gentleman who later started a company producing cod liver oil which was to become Seven Seas. The property was built to exacting standards and was requisitioned by the Admiralty in World War II for use as a hospital. The present owners have very successfully holiday let the property with the benefit of a considerable turnover (More information on request). There is a basement flat where the caretaker lives, and he manages the property for the owners. The accommodation is both sizable and full of character with definite arts and crafts influences. The decorative external marble frieze work was done by Italians brought over specifically for this job. On the lower ground in what was the

ballroom there is a heated indoor swimming pool, a games room and gymnasium. Off the impressive entrance hall is a sweeping timber balustrade staircase with a very interesting stain glass window illustrating scenes from the history of Brixham including the landing of William of Orange. There are some fabulous chimney pieces, ranging from 17th century to Adams style. The grounds and gardens are sizable and well-manicured to include lawns and sun terraces, outside dining/barbecue area, sweeping driveway and large garage. There is also plenty of parking to the front of the house. A right of way exists over the driveway for a neighbouring property. The property has its own website, 'wolborough.com' this makes for a very interesting and informative read.

It is rare indeed that a property of this magnitude becomes available to purchase on the South Coast of England and there really can't be many in better positions than Wolborough House. As previously mentioned, the property is a highly successful holiday let so during the summer months viewings will be carried out on change over day which is usually a Saturday.

POSTCODE: TQ5 9AG

COUNCIL TAX BAND: H

EPC RATING: Exempt.

SERVICES - All mains services are connected.





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: H

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.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk
3a Market Street, Dartmouth, TQ6 9QE

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.