



Higher Street, Brixham, Devon, TQ5 8HN
Freehold House - Mid-Terrace
Price guide £275,000

boycebrixham

email property@ljboyce.co.uk call 01803 852 736

A charming period stone built cottage located just off Higher Street enjoying an elevated and sunny position with an unusually large garden for the location comprising of a sunny decked area leading to a good size lower secret cottage style garden. The property offers great flexibility with a bedroom annexe on the ground floor perfect as a guest retreat or small airbnb.

A perfect location to enjoy all that the town has to offer with easy access down Broad Steps right onto the waterfront, less than 2 minutes walk away! The harbour is a pretty bustling port with an array of colour washed cottages nestled around, with Hosgood Cottage forming part of the landscape scenery. There is lots to visit and see, from fine restaurants and pubs to the working fish market and the the marina on the other side of the port. For the keen walkers the South West Coastal Path is not far away with some magnificent cliff top coastal scenery to be enjoyed.

The accommodation is arranged as a bedroom annexe on the ground floor with a wet room shower just off, and has its own outside terrace area and separate entrance, ideal for visitors. On the first floor the spacious living room forms the central hub of the cottage with a kitchen diner and good size living room. The rear courtyard can also be accessed from this space. There is a store situated just off this outside space with steps up onto Prospect Road. The first floor comprises of a spacious bedroom with en suite and a separate family bathroom. The top floor has two further bedrooms, one of which enjoys a magnificent town and sea view.

Council Tax Band: B
Map reference: E2



- Panoramic Town Views Out To Sea
- 4 Bedrooms. 2 En Suites & Family Bathroom
- Good Size Front Garden & Rear Courtyard
- Bags Of Character & Charm

- Access From Higher Street & Prospect Road
- Popular Central Harbour Location
- Annexe/ Airbnb Potential
- Chain Free With Vacant Possession



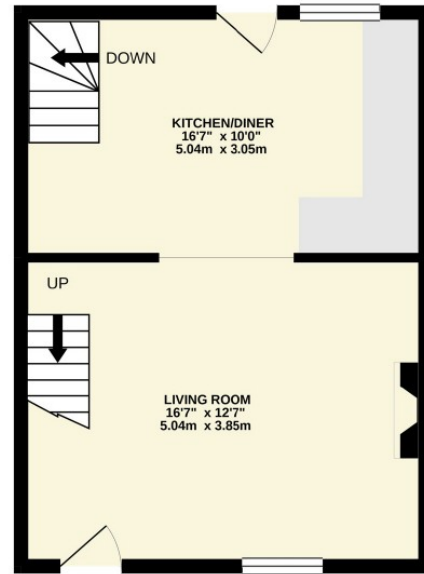
boycebrixham

email property@ljboyce.co.uk call 01803 852 736

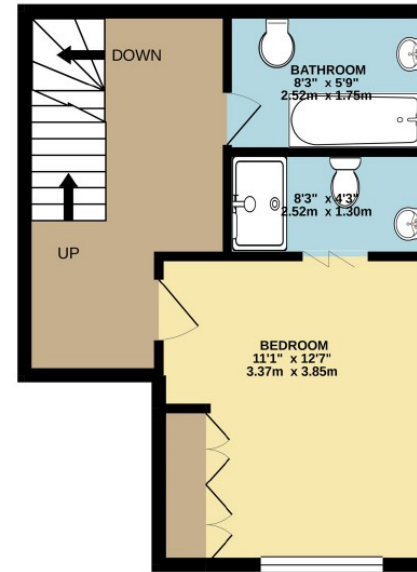




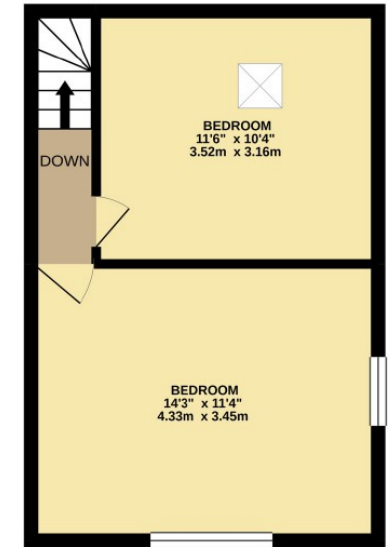
GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



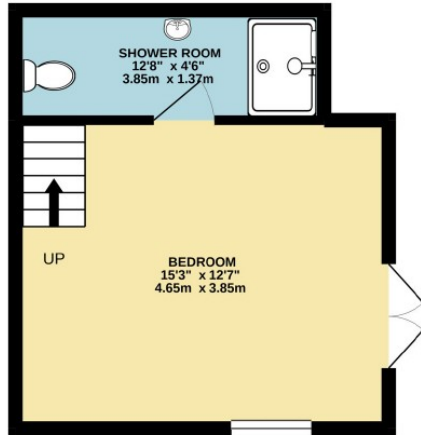
1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



LOWER GROUND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 sq.m.) 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.

Made with Metropix ©2021

Current EPC Rating:

Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

boycebrixham

email property@ljboyce.co.uk call 01803 852 736