



The Old Bakehouse, 20 Higher Street, Brixham, TQ5 8HW  
Freehold House - Terraced  
£297,500

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The Old Bakehouse is a Grade II listed cottage located in one of Brixham's most highly sought after streets - famed for its perfect position to the town and harbour and enjoying a very pretty street scene with the lovely pastel colour cottages leading towards the water's edge. The heart of the port is literally 5 minutes walk away with the Southwest coastal path leading through the winding harbour up to Berry Head Country park to one side and Brixham's famous coves on the other side. There is something for all the family to enjoy near by - from crabbing on the harbour's edge to some of Torbay's finest restaurants and pubs all to hand.

The property is deceptively spacious, being arranged over 4 floors and has been lovingly restored by our vendors who have created a wonderful home-from-home whilst retaining much of the quirk and character that these Brixham cottages are renowned for. Entering in through the stable door (a quintessential feature of Higher Street!) there is a spacious, light-and-bright living room which is beautifully presented and boasting an attractive wood burner set into the stone fireplace.

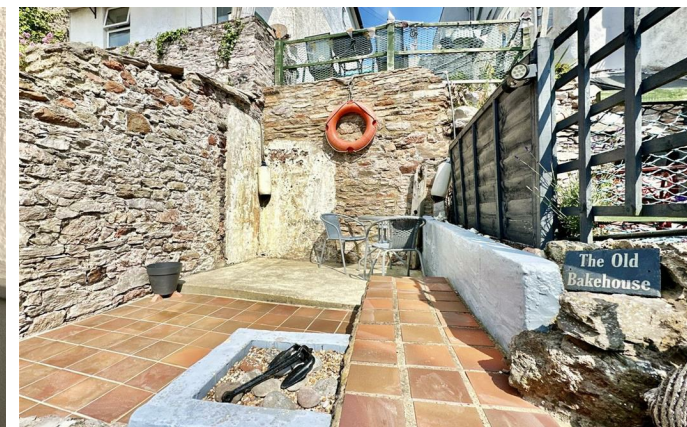
On the first floor is a good sized stylish family bathroom, with a white 3-piece suite and storage cupboard (housing the good quality Ideal Logic combi-boiler which services the central heating system). The modern galley-style kitchen is of typical proportions for the property and offers direct access out to the rear courtyard. Bedroom 2 is to the front of the first floor and is a large, light-and-bright double bedroom, which again is very well presented and offers good built-in storage options. The Master Bedroom is on the second floor (with plenty of room for a superking bed), with similar sized generous proportions as Bedroom 2 and the added bonus of a contemporary ensuite shower room. The third bedroom, in the loft (and atop some typically steep steps) is a wonderfully quirky space, enjoys a lovely open view forwards over Brixham and towards the harbour, and french UPVC doors providing fire-escape access out to the rear.

Outside, there is a fantastic courtyard garden, which is a genuine sun-trap. Split over two gentle levels, the space is low maintenance and quiet with two seating areas and is ideal for BBQing in the warmer months. or entertaining guests.

**Council Tax Band: B**



- Grade II Listed Fishermans Cottage
- Beautifully Presented Throughout
- Three Good Size Bedrooms (one en suite)
- In The Heart Of Brixham Harbour
- No Onward Chain
- Plenty Of Quirky Character
- Sunny, Low Maintenance Rear Courtyard
- Close To Good Pubs & Restaurants



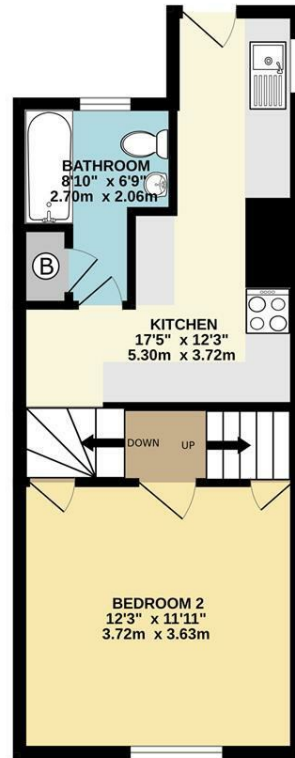
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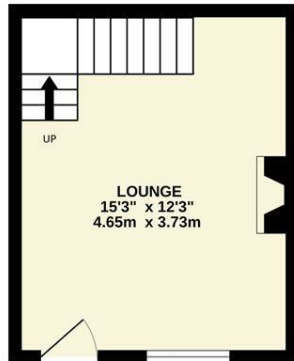


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1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



GROUND FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



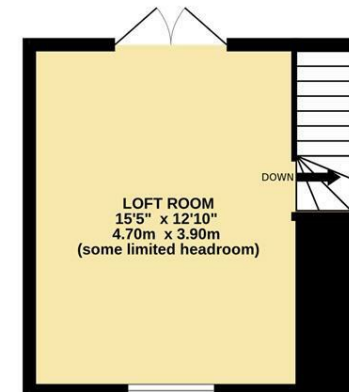
TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.

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.  
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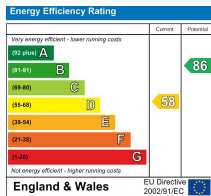
2ND FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



3RD FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



Current EPC Rating: D



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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.

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