



1 Polhearn Lane, Brixham, TQ5 9LE  
Freehold House - End Terrace  
£199,950

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A very appealing end Cottage located just off Horsepool Street just one-mile from the harbour and town areas. Easily located upon entering Brixham and with the key ingredients of lovely rear garden and the ability to park. The cottage enjoys a "green outlook" over to St Mary's and Southdown fields. There are very useful shops at the nearby St Mary's Square including a Spar with sub post office. St Mary's Church & Park are adjacent. Within a two mile radius are superb coastal walks, beaches and coves including Sharkham Point, Mansands, and Berry Head Country Park.

Entering the property into a charming, traditional cottage-style kitchen with plenty of storage and room for appliances it's clear that this is a cottage with a lovely 'feel' to it. Through to the light-and-bright lounge dining room to the rear of the ground floor. Being on the end of the terrace, the space benefits from added light and a dual aspect. Arranged as two separate spaces with the lounge at one end and the dining area in front of the large picture window at the back, taking in a wonderful view South.

The first floor is home to two bedrooms, including the character main bedroom, with neutral decor and some lovely elevated 'green' views. The smaller bedroom has a narrower entrance and would easily double-up as a home office or hobby room if three beds weren't required. There is also a good size family bathroom which services the property. On the second floor, there is further bedroom in the eaves of the property which again is light and bright, spacious and offers heaps of built in storage.

Parking is permitted to the front and residents have an understanding between them, keeping free the space immediately in front of each dwelling for that owner ensuring that the private lane at the end isn't obstructed. The rear garden is beautiful in season, with some well established shrubs and a useful garden/potting shed at the back. The orientation to the rear is South-facing and with it's open, rural outlook makes for a real sun-trap. There is also the added benefit of a side access lane front the rear garden leading to a gate at the front of the property.

We are pleased to offer this property to market with NO ONWARD CHAIN and internal viewing is highly recommended.

**Council Tax Band: B**



- Charming Three Bedroom Cottage
- Traditional Cottage-Style Kitchen
- Lovely Open Rural Views
- End Of A Characterful Terrace

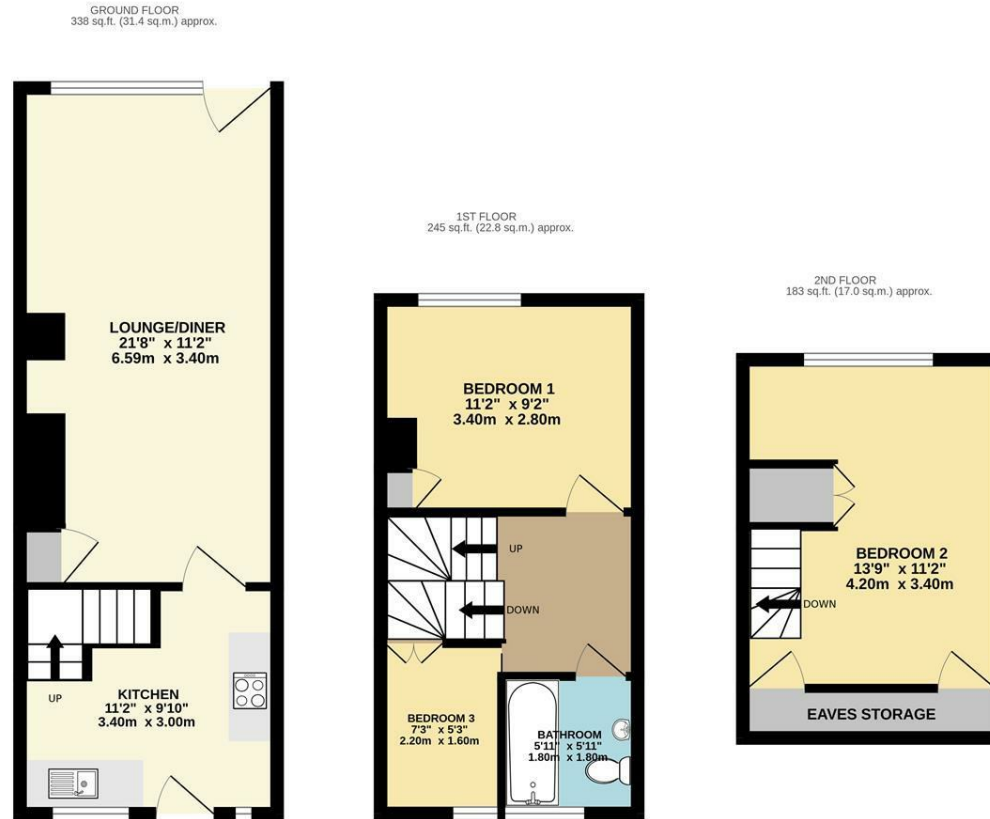
- Light And Bright Throughout
- Set In The Hamlet Of St Mary's
- Sunny South Facing Rear Garden
- Offered With No Onward Chain







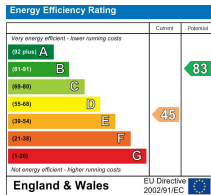




TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.

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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Current EPC Rating: E



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