



Bosuns Cottage 1 Queens Steps, King Street, Brixham, Devon, TQ5 9TY
Freehold House - Detached
Offers Over £625,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Bosun's Cottage - a fantastic 3 bedroom detached property, which was formerly two Fisherman's cottage's located in the heart of the Brixham Harbour Bowl. This historic building, constructed in the 1800s, was once believed to be a sail loft and net store.

Now the property has been beautifully extended and modernised by the current owners. All the fantastic period features have been retained, but the addition of a stunning kitchen breakfast room extension really connects the panoramic harbour and sea views into the accommodation. The property enjoys lots of natural light, and the living spaces offer a warm and welcoming retreat just above the action of this busy little port.

The views on offer are truly a moving picture, with the hive of activity ever-changing the panorama. The location is ideal for those wanting to be close to the action yet in a more tranquil setting just off the main streets and harbour walkways.

There is ample on-street parking available on the roads above Bosun's Cottage, and an easy drop-off point accessed on North View Road leading to the property from above.

The accommodation briefly comprises a useful reception area just as you enter, giving direct access to the principal living spaces and onto the terrace. The spacious kitchen with quality appliances and natural granite work surfaces is perfectly designed for entertaining. The welcoming lounge and dining room both have their own wood-burning stoves, and views to the harbour, making this a very comfortable retreat year-round, and the old limestone walls have been exposed along with some of the original wooden beams.

On the first floor, there are three bedrooms, two of which have built-in wardrobes, and a smart modern shower room.

Outside there is a generous patio area, perfect for al fresco dining and enjoying the town and sea views. If you are after a truly unique, one-of-a-kind property, this charming detached cottage must be viewed to be fully appreciated. **NO ONWARD CHAIN.**

Holiday let projection is available on request.

Council Tax Band: C



- Historic fisherman's cottage in Brixham.
- Retained period features, extended for comfort.
- Ample on-street parking available nearby.
- Lounge & dining room with wood-burning stoves.
- Three bedrooms, smart modern shower.

- Beautifully modernised with panoramic views.
- Ideal location, close to harbour action.
- Spacious kitchen with quality appliances.
- Views to harbour.
- No onward chain.



boycebrixham

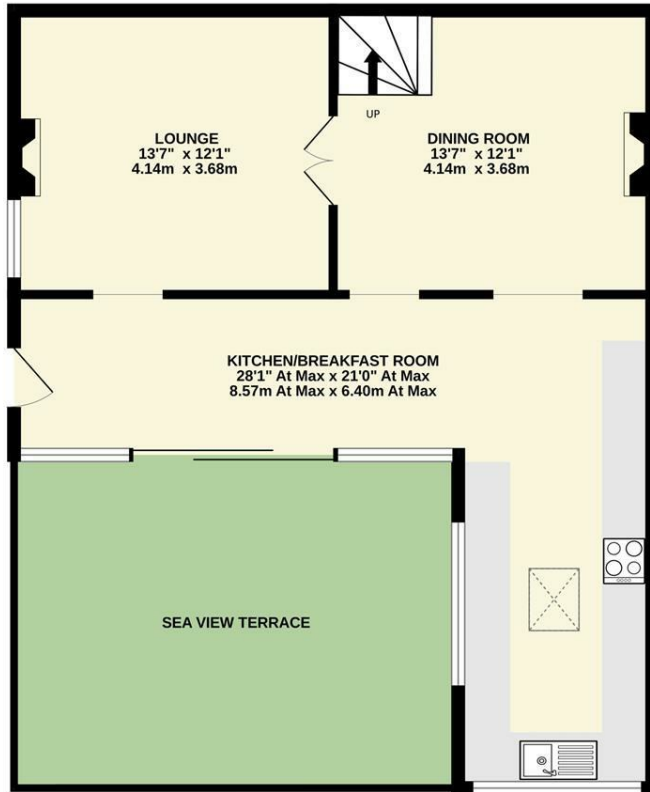
email property@ljoyce.co.uk call 01803 852736



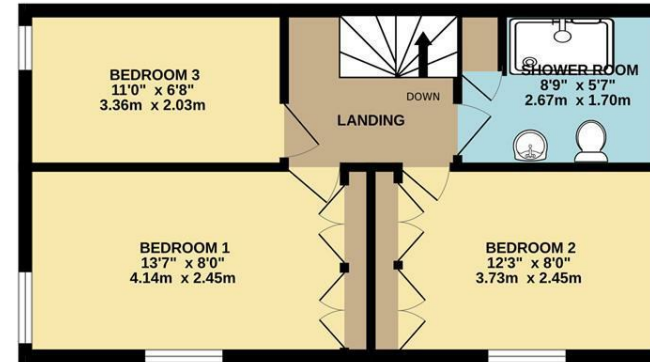
boycebrixham

email property@ljboyce.co.uk call 01803 852736

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



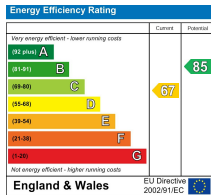
1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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 ©2024

Current EPC Rating: D



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 852736