



2 Wistaria Cottages Summer Lane, Brixham, Devon, TQ5 0DL
Freehold House - Semi-Detached
£385,000

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

A fantastic opportunity to buy a charming semi-detached Cottage situated just off of one of Brixham's oldest lanes. The property, dating back to the mid 1800's, is set in a secluded location nestling at the end of a private gravelled path where the property benefits from walled and fenced perimeters. Two Wistaria Cottages is brimming with many original features including the cobbled archway leading to the rear garden where there is a covered well with the spout and mechanism still in place! The clock tower is a very prominent feature of the property and would have been used by the local land owners who would have been using the building whilst showcasing their livestock and horses.

The property, which has been a cherished family home for our vendors for the past 11 years, now represents a stylish and characterful property with space and versatility for the modern life. Entering in to a useful and generously sized entrance porch, there is a smart family bathroom directly to your right. Equipped with a quality 3-piece bathroom suite, thick stone walls separating the bath from the rest of the room and cool, contemporary styling. Through the porch into a charming dining room. This beautiful room, is again very well presented and with it's central feature wood burner makes for an excellent reception room ideal as a dining set up or for a second snug lounge. To the rear of the property is a lovely light-and-bright lounge enjoying a pleasant view of the Wistaria adorning the rear facade of the property and taking in the south-facing light. Off right to a very useable conservatory adding further living accommodation and a lovely view of the rear garden. The kitchen is a typically cottage-style kitchen, which has been sympathetically dressed as such to create an authentic feeling working space, with the perfect blend of mod-cons and character.

Upstairs, there are three excellent sized bedrooms, including two impressive double bedrooms (one on either end) and a smaller double located centrally off of the spacious landing. Bedroom's 2 & 3 offer some built in storage and there is a large built in wardrobe in Bedroom 1. Bedroom 1 also enjoys the benefit of access to a small and pretty stone balcony - perfect for stargazing or viewing the sunset!

Outside, at the front of the property there is a beautiful walled courtyard, laid to gravel for low maintenance and security and making for a very peaceful spot - ideal for a morning coffee! There are log stores and sheds hidden out of sight behind the property and the rear garden - accessed under the archway is a real treat! A very sunny, quiet and private garden which enjoys a spacious lawn flanked by some well established trees and shrubs (including the showstopping Wistaria!) as well as a deck, built from salvaged wood from Churston, which is perfect for al-fresco dining!

The cottage, which is NOT Grade-listed benefits from gas fired central heating, UPVC double glazing throughout and thick stone walls, making it an efficient house to run. There is no parking with the property, however there is always plentiful parking at the end of the gravelled pathway to the front. Viewing this property is highly recommended!

Council Tax Band: B



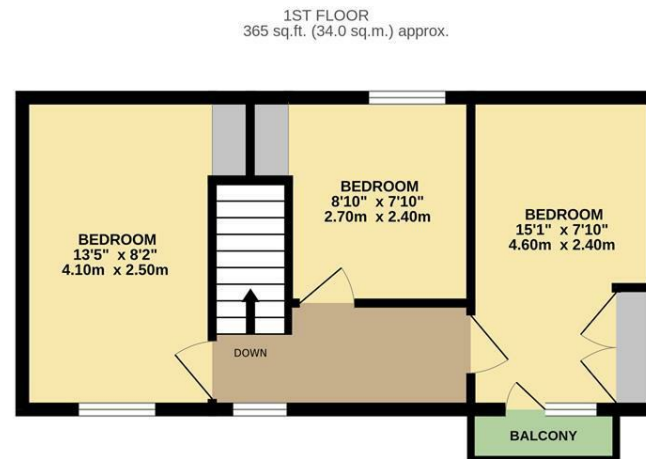
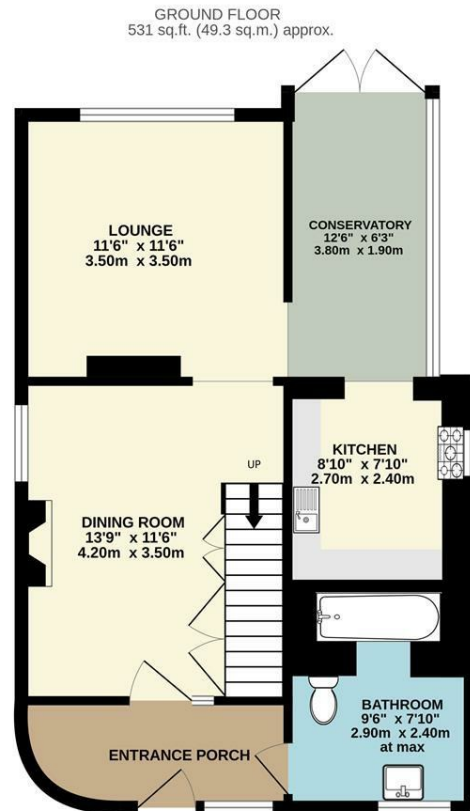
- Charming 1800's Character Cottage
- Beautiful South Facing Garden
- Lounge, Dining Room & Conservatory
- Superbly Presented Throughout

- Three Double Bedrooms
- Central & Convenient Location
- Well Equipped Cottage-Style Kitchen
- Rarely Available - A Real Brixham Gem!





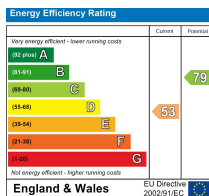
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TOTAL FLOOR AREA : 896 sq.ft. (83.3 sq.m.) approx.

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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