



Bakers Cottage, 4 Bakers Hill, Brixham, TQ5 0BS  
Freehold Cottage - Detached  
Asking Price £280,000

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This charming Grade II Listed Cottage is nestled in the heart of Cowtown in Brixham, just off St Mary's Square. The location offers the best of village life, with a Spar store that includes a sub post office, various pubs within a five-minute walk, and Indian and Chinese takeaways nearby. The historical St Mary's Church and its churchyard add a touch of heritage to the area, while Bakers Hill leads to the expansive St Mary's Park and playing fields, which host a bowls club, tennis club, and children's play park. The vibrant community is enriched by events like the Brixham Pirate Festival and the lively New Year's Eve celebrations at the Town Square, with the bustling Town Centre & Harbour just three-quarters of a mile away.

Inside, the cottage exudes charm and comfort, with a spacious snug living room featuring a beautiful wood-burning stove set into an original stone fireplace. The room retains its character with painted beamed ceilings. The tasteful and fresh décor chosen by the current owner enhances the period features, creating a welcoming and cosy atmosphere.

The outside spaces are equally delightful. The property boasts a courtyard-style terrace accessible from the kitchen, providing a private outdoor area for a bistro set or enjoying the fresh air. Additionally, there is a sunny decked terrace off Baker's Hill, offering views of the Church Tower and benefiting from a southerly aspect that ensures plenty of natural light. This tranquil retreat is perfect for soaking up the sun or unwinding in the peaceful surroundings.

The cottage's accommodation includes two generously sized double bedrooms, each offering ample space and comfort. These rooms are versatile and can be adapted to suit various needs, whether as bedrooms, guest rooms, or home office. The family bathroom, finished in a lavish Victorian style, adds a touch of luxury to the property, making it a truly inviting home.

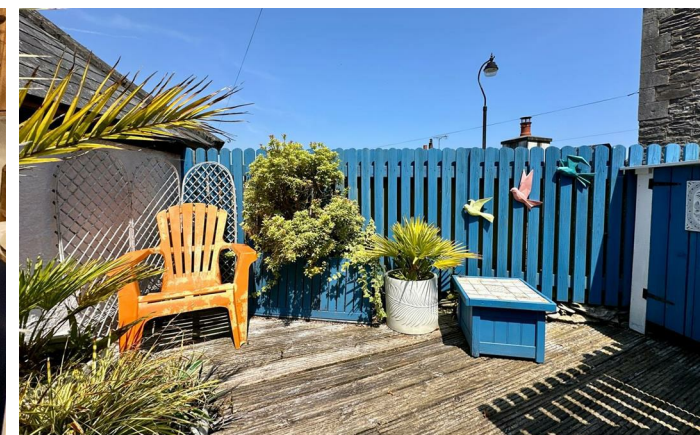
In summary, this superbly presented and well-loved Grade II Listed Cottage in Cowtown is a must-see. The owner has meticulously restored and maintained its period charms, blending them seamlessly with modern comforts and tasteful décor. The blend of historical charm, comfortable living spaces, and delightful outdoor areas make this snug retreat an ideal home. Internal viewing is essential to fully appreciate all that this enchanting property has to offer.

**Council Tax Band: A**



- 2 Double Bedrooms
- Smart Modern Fitted Kitchen
- 2 Outside Areas
- Close To Park

- Fantastic Living Space With Lounge & Dining Area
- Stunning Victorian Style Bathroom
- Central Hamlet Setting
- Handy For Shops & Bus Service



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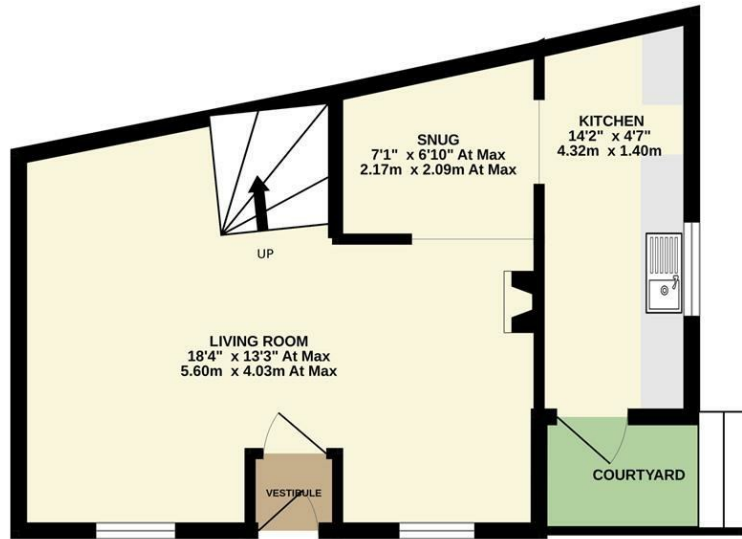




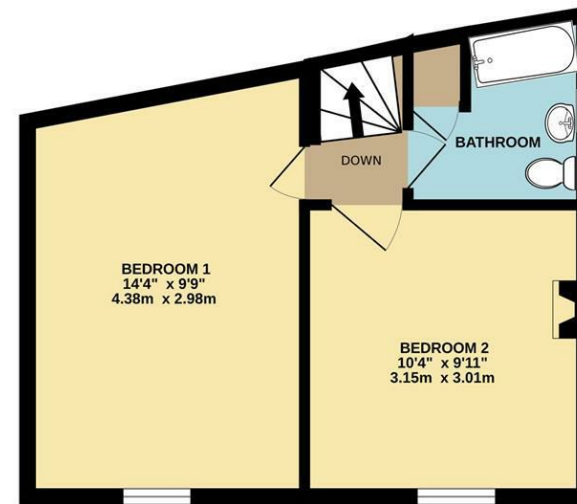
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GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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