



Griggs Cottage, Dashpers, Brixham, Devon, TQ5 9LL
Freehold House - Semi-Detached
Offers In Excess Of £625,000

boycebrixham
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Griggs Cottage is a substantial six-bedroom period residence, renowned as one of Brixham's oldest residential dwellings and available now for the first time in several generations!. This generously proportioned property, with its own postcode and formerly two separate homes, has been skilfully combined to create a large and charming family residence spread over three floors. The home retains much of its historic character while offering modern conveniences, making it a unique and desirable property.

The ground floor features a spacious, light-and-bright living room with a gas fire, perfect for family gatherings and relaxation. The modern fitted kitchen/breakfast room comes with built-in appliances, offering a practical space for meal preparation and dining. The adjoining dining room, complete with a wood-burning stove, opens onto the side garden through double doors. Additionally, a spacious conservatory at the rear of the house includes a convenient WC, enhancing the home's appeal and functionality.

The first floor of Griggs Cottage comprises three well-appointed bedrooms, two of which boast en-suite facilities, providing a touch of luxury and privacy. The staircase leads up to the second floor, where three further bedrooms and a family bathroom/WC are situated. This layout offers ample space for a large family or accommodating guests. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Externally, the property offers off-road parking for up to four vehicles, a rare and valuable feature in such a central location. The substantial garden is a true highlight, featuring a well-stocked cottage garden, a gravelled area off the conservatory with a large concrete storage shed, and a very large enclosed lawned area beyond. This extensive outdoor space provides numerous opportunities for gardening, recreation, and outdoor entertaining.

Griggs Cottage is ideally located close to good local schools, shops, and just a short distance from the bustling centre of Brixham and its stunning harbour, renowned for its excellent eateries and vibrant atmosphere. An internal viewing is highly recommended to fully appreciate the charm, character, and spaciousness this lovely property has to offer.

Council Tax Band: F



- Substantial Cottage Set Over 3 Floors
- Large, Modern Fitted Kitchen/Breakfast Room
- Good Sized Garden With Open Views South
- Historic Property With Heaps Of Charm
- Versatility With 6 Bedrooms
- Rarity Of Ample Off-Road Parking
- Gas Central Heating & uPVC Double Glazing
- Offered With No Onward Chain



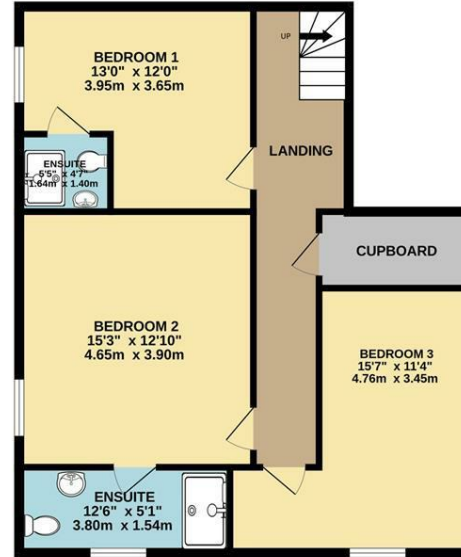


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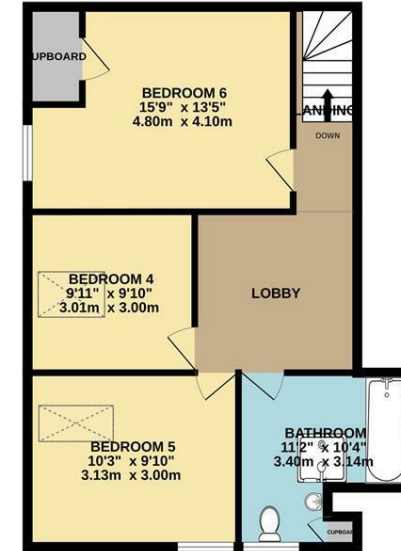
GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



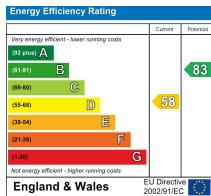
2ND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 2474 sq.ft. (229.9 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: 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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