



Harbour Retreat And Old Fishermans Store, 8 St Peters Hill, Brixham, Devon, TQ5 9TE
Freehold Cottage - Terraced
£275,000

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

The 'Harbour Retreat & Old Fishermans Store' is situated in the highly sought after location of St Peters Hill within very close proximity to the main Fore Street and water's edge. An ideal position for those wanting a central convenient base with all that the Brixham Harbour Bowl has to offer with its selection of shops, eateries and pubs. The property enjoys a lower position on the hill which gives the easier access from town whilst still benefitting from the town and sea views from the higher levels.

This stunning two-bedroom Fishermans loft enjoys a fantastic and super-sunny composite deck which takes advantage of its central location and boasts wonderful sea and inner-harbour views. A brand new state-of-the-art Worcester Bosch boiler (with Hive system) has also been installed. The property has a perfect combination of charming Brixham character, coupled with modern features suitable for 21st century living. There is a large open living space with a cosy wood burning-fire with hand-made bespoke fireplace, a smart modern kitchen with original brick features and a super family bathroom, also enjoying some original feature brickwork.

Below the property has a versatile and spacious store. This could easily be utilised as a workshop, a rentable store or even a totally separate 'AirBnB' with some creative architectural assistance! The store (with light and power, including new sockets etc) has level access from St Peters Hill and in this part of town is particularly unique.

Please note that there is an element of 'Flying Freehold' at the rear of the property. Internal viewing is highly recommended to appreciate all that this fantastic bolthole has to offer.

Council Tax Band: Exempt



- Appealing Fisherman's Loft
- 2 Double Bedrooms
- Large Vaulted Living Room
- Wood Burner & Lots Of Character

- Including Shop/Store On St Peters Hill
- Sea View Roof Terrace
- Stunning Kitchen Diner
- Great Harbour Bowl Location



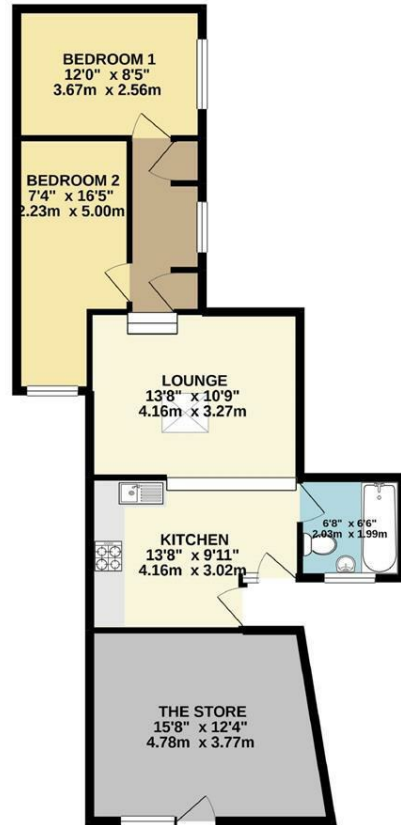
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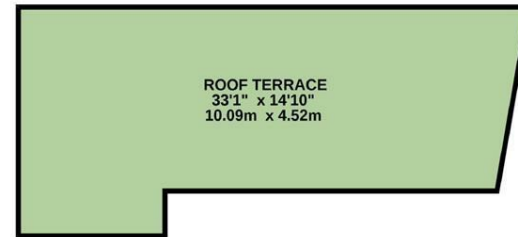


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GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



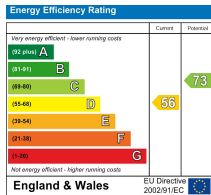
1ST FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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.
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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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