



55 King Street, Brixham, Devon, TQ5 9TH
Freehold House - Terraced
Asking Price £795,000

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

Nestled in the heart of Brixham's highly sought-after conservation area on King Street, this property offers a truly rare opportunity for discerning buyers. The property was believed to have been owned by the Earl of Sandwich, then later by a Mr W. Arscott, he was the proprietor and owner of the King Street Dairy and supplied the town twice daily with Devonshire cream, fresh fruit & veg, butter and eggs.

Boasting a prime waterfront location with unobstructed views of the harbour, town, and out to sea, this residence is the perfect Brixham base. The slightly elevated position enhances its appeal, providing a unique "crow's nest" perspective of the surrounding beauty. With an integral garage - a rarity for this location, this home combines convenience with stunning views, making it one of King Street's most desirable properties.

Steeped in history, the property is a beautifully refurbished Georgian-era fisherman's cottage that exudes character and charm. The thoughtful renovation has preserved its authentic features, including limestone walls, wood beams, and quality oak doors, while seamlessly incorporating modern comforts like gas central heating and double glazing. Spanning four floors, the cottage offers a spacious, warm, and inviting atmosphere, where historic elements meet contemporary living. This blend of old and new ensures that the property retains its unique charm while providing all the conveniences of modern life.

The house is a prime example of Brixham's rich maritime heritage, now transformed into a luxurious and comfortable home. The property features three impressive double bedrooms, including an en-suite shower room, an en-suite bathroom, and an additional shower room, all meticulously designed with high-quality finishes. The upper levels of the home offer panoramic views that can be enjoyed from several bay windows or the top-level rear garden, perfect for relaxing or entertaining. This combination of historical significance and modern luxury makes this property a standout in the harbour bowl.

It is not only a beautiful home but also an extremely successful holiday let, with onward bookings available for the next owner. Its prime location on the waterfront, combined with its spacious and well-appointed interiors, has made it a popular choice for visitors seeking a memorable stay in Brixham. The inclusion of a large integral garage measuring 5.11m x 3.91m is a rare find in this area, adding significant value and appeal. The property's top-to-bottom renovation ensures that guests experience the perfect blend of comfort and charm, making it a highly desirable holiday destination.

Arguably one of King Street's most desirable residences, the house offers a unique blend of location, history, and luxury. The good-sized rear patios, particularly the top level, provide a serene escape with panoramic views of the harbour and beyond. Inside, the property is brimming with character, from the warm wood accents and beams to the luxurious finish. Whether as a cherished home or a lucrative holiday let, this property stands as a testament to the timeless appeal of Brixham's waterfront living.

Currently the owners pay business rates, however the property was previously council tax band E.

Council Tax Band: Exempt



- Only Front Row Property With Integral Garage
- Very Easy Access To The Town & Water's Edge
- Rare Ingredients - Views, Outside Space & Parking
- Steeped In History & Character

- The Best Panoramic Town, Harbour & Sea Views
- Excellent Size & Steeped With History & Character
- Featured In Many Harbour View Postcards
- Highly Desirable Front Row Seaside Terrace



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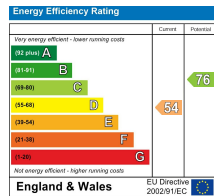


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GROSS INTERNAL AREA
 FLOOR 1: 314 sq ft, 29 m², FLOOR 2: 576 sq ft, 53 m²
 FLOOR 3: 403 sq ft, 37 m², FLOOR 4: 328 sq ft, 30 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 7 sq ft, 1 m²
 TOTAL: 1620 sq ft, 151 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Current EPC Rating: E



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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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