



Pilots Rest, 47A Overgang Road, Brixham, TQ5 8AR  
Freehold House - Terraced  
Asking Price £200,000

**boyce**brixham  
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A Rare Opportunity to Own a Historic Pilot's Cottage in Brixham's Harbour front

This charming former pilot's cottage, once home to the maritime pilots guiding vessels through the bustling English Channel, offers a unique slice of Brixham's rich seafaring history. With an exceptional front-row location and easy access to the water's edge and inner harbour, this freehold property is an ideal retreat - whether as a central holiday base or a vibrant home for those who want to immerse themselves in Brixham's lively port life.

The cottage spans two bright and spacious floors. On the lower level, the inviting living room opens to a Juliet balcony overlooking the bustling harbour and offering a perfect view of the lively harbourfront below. A well-appointed family bathroom is also conveniently located on this floor.

On the upper level, the fully equipped kitchen/diner provides ample space for culinary creations and includes room for a dining table, making it perfect for entertaining. A second Juliet balcony on this level reveals sweeping views across Torbay towards Torquay, with the lighthouse and breakwater visible in the distance. A spacious double bedroom at the front completes this charming interior.

This property is perfectly positioned for those looking to explore the stunning South West Coastal Path, with Brixham Harbour life right at your doorstep. It's within easy reach of woodland walks, rugged coastal scenery, hidden coves, and quiet beaches—ideal for leisurely strolls and outdoor adventures. A true gem, this cottage would be highly popular with holiday guests due to its prime port location and the abundant coastal beauty nearby.

Council Tax Band: B



- Freehold Pilots Cottage
- Spacious & Bright
- Great Sea Views
- Perfect Holiday Base

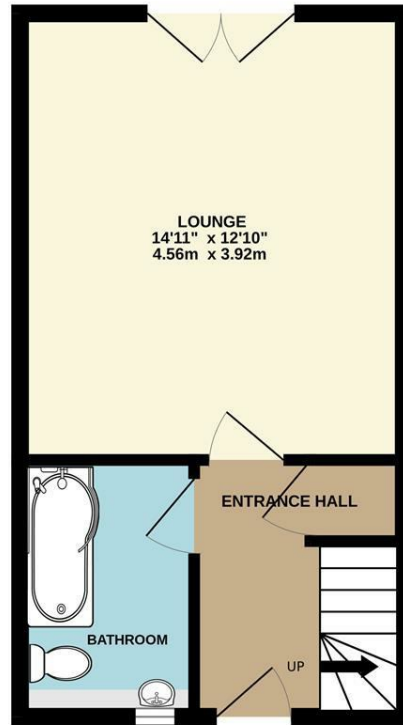
- Front Row Position
- Next To Brixham Harbour
- Electric Heating & PVCu Double Glazing
- Chain Free



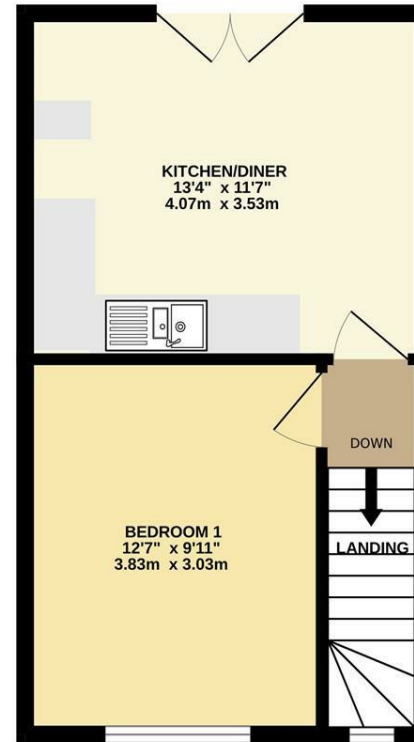




GROUND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



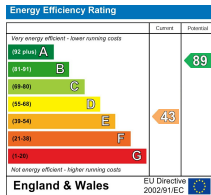
1ST FLOOR  
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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.  
Made with Metroplan 6/2024

Current EPC Rating: E



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