



Horseshoe Cottage Packhall Lane, Brixham, Devon, TQ5 0AX  
Freehold House - Semi-Detached  
Asking Price £279,950

**boyce**brixham  
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Horseshoe Cottage on Packhall Lane is a unique semi-detached house located in the popular town of Brixham. This charming property, boasting two double bedrooms, offers a delightful living space that stands out from the rest. Situated within walking distance of stunning open countryside, it provides residents with easy access to nature and scenic walks.

Horseshoe Cottage holds a special position on the border with Kingswear, originally forming part of the stables at the historic Milton Farm. This unique location offers stunning panoramic views of the open countryside and the sea. Nestled on a peaceful lane with minimal through traffic and only three other properties, it offers a secluded haven away from the bustle of town life.

Inside, the cottage features a well-proportioned living room, ensuring comfortable living arrangements for a family or those looking to entertain. The added benefits of gas central heating and double glazing throughout contribute to a cosy and energy-efficient environment. The layout of the property includes a spacious porch, a hallway with storage, a smart contemporary kitchen, a large living room, a landing with further storage, a bathroom, two double bedrooms, an attic office, a good size garden with a summer house. The gardens surrounding the cottage create an inviting outdoor space, perfect for relaxation or entertaining guests. Furthermore, convenient parking.

The location of Horseshoe Cottage is highly convenient, allowing residents to enjoy the best of both worlds. It is within easy walking distance of local beaches, and for nature enthusiasts, the proximity to the countryside opens up a wealth of outdoor activities and picturesque landscapes to explore. In addition, schools and amenities are within reach, access to bus and road routes is also convenient.

The cottage itself has undergone extensions, providing additional living space, it boasts an abundance of natural light, creating a bright and airy atmosphere. Recent renovations include a new mains water system, a traditional Baxi boiler, a multifuel stove, and the installation of wood floors and doors. The bespoke kitchen, crafted from wood and Corian, adds a touch of elegance. Other notable updates include new roofing, insulation, and more. With all these improvements in place, the property requires no additional work and is ready for immediate occupancy.

We are pleased to offer this property as no chain.

**Council Tax Band: C**



- Unique Semi detached house in Brixham
- Parking
- Walking distance to open countryside
- Front courtyard and rear gardens
- Located on a quiet tranquil lane

- Gas central heating and multi fuel fire
- Breathtaking views
- Spacious living room
- Recently renovated and ready to go
- 2 spacious double bedrooms



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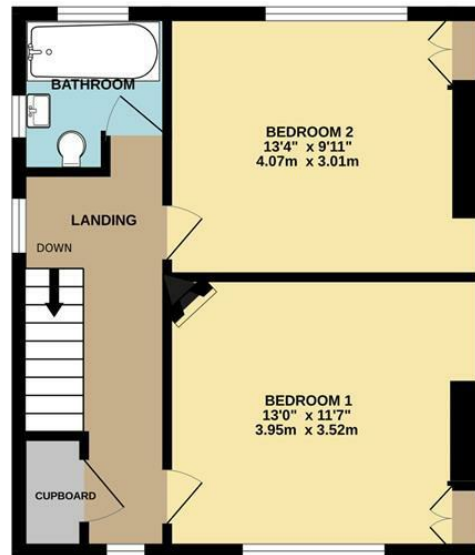




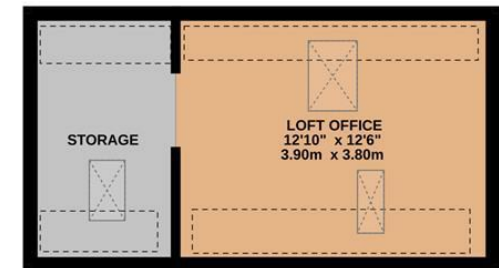
GROUND FLOOR



1ST FLOOR

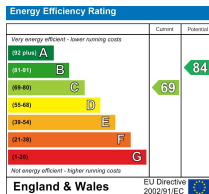


2ND FLOOR



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: C



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