



The Old Bakehouse, 20 Higher Street, Brixham, TQ5 8HW
Freehold House - Terraced
£279,950

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

Tucked away on one of Brixham's most sought-after streets, The Old Bakehouse is a charming Grade II listed cottage that captures the essence of coastal life. Higher Street is renowned for its picturesque pastel-coloured cottages that gently lead down towards the harbour, creating one of the town's prettiest and most iconic street scenes. From the front door, the harbour and town centre are just a 5-minute stroll away, while the South West Coast Path winds in either direction—towards Berry Head Country Park on one side, and Brixham's famous coves on the other. Whether it's crabbing at the harbour's edge or dining at one of Torbay's finest pubs or restaurants, there's something nearby for the whole family to enjoy.

The property is deceptively spacious and spread across four floors. It has been lovingly restored by the current owners, who have created a warm and welcoming home-from-home, carefully preserving the unique charm and character these historic cottages are celebrated for.

Entering through the traditional stable door—a much-loved feature of Higher Street—you step into a bright and beautifully presented living room, complete with a feature stone fireplace and wood-burning stove, perfect for cosy evenings in.

The first floor hosts a stylish family bathroom fitted with a modern white three-piece suite and a handy storage cupboard housing the Ideal Logic combi boiler. The modern galley-style kitchen, compact yet functional, provides direct access to the rear courtyard. Also on this level is Bedroom Two—a spacious and light-filled double bedroom with built-in storage and views to the front.

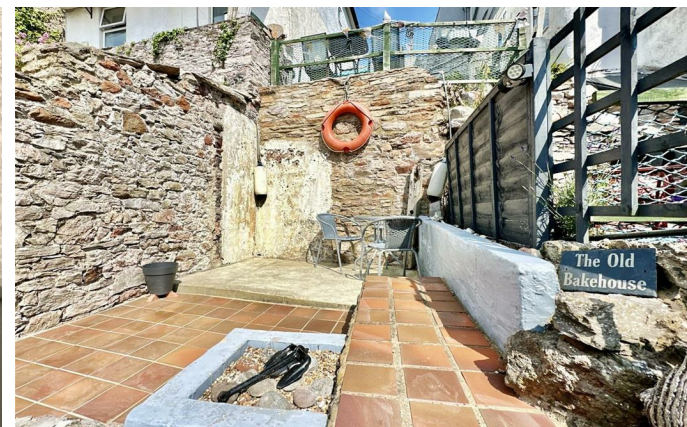
The generous principal bedroom occupies the second floor, with ample space for a super king bed and the added luxury of a contemporary en-suite shower room. At the top of the house, Bedroom Three is full of character and charm. Nestled in the loft with steep cottage-style stairs, it enjoys far-reaching views over Brixham and the harbour.

Outside, the rear courtyard garden is a genuine sun trap—quiet, low-maintenance, and arranged over two gentle levels. With two separate seating areas, it's the perfect spot for summer BBQs or relaxed alfresco dining with friends and family.

Council Tax Band: B



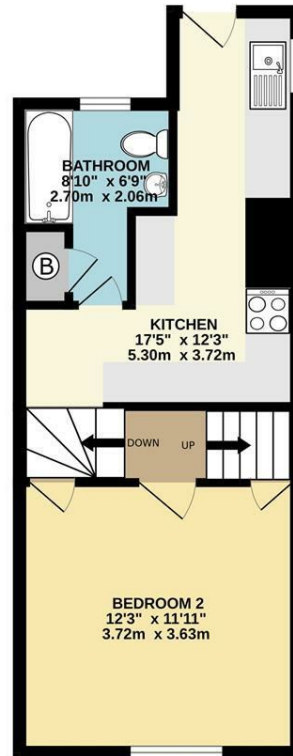
- Grade II Listed Cottage
- Sunny, Low Maintenance Rear Courtyard
- Plenty Of Quirky Character
- Close To Good Pubs & Restaurants
- No Onward Chain
- Beautifully Presented Throughout
- In The Heart Of Brixham Harbour



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



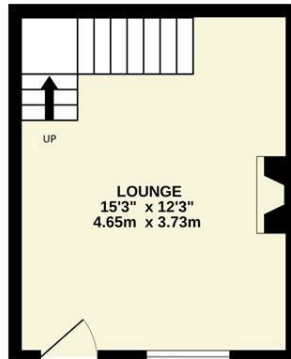
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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 Metropix ©2023

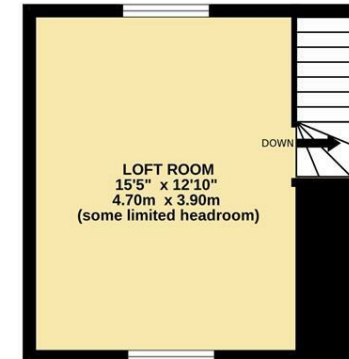
GROUND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



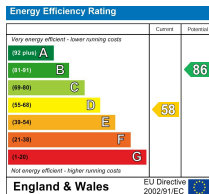
2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



3RD FLOOR
202 sq.ft. (18.8 sq.m.) approx.



Current EPC Rating: D



Find us on



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.

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