



Wendy Cottage, 107 Milton Street, Brixham, Devon, TQ5 0AS  
Freehold House - End Terrace  
Price Guide £249,950

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A truly rare opportunity to acquire a beautifully presented Grade II listed cottage, rich in charm, character, and maritime heritage. This delightful home is steeped in history and offers a wonderful blend of period features and comfortable modern living, making it an ideal full-time residence, coastal retreat, or investment opportunity.

Believed to date back to the 17th century, the cottage appears on some of the earliest surviving maps of Brixham. It was thoughtfully remodelled during the mid-19th century, adding further layers to its architectural story. Evidence of these earlier periods remains clearly visible today, particularly in the principal bedroom where the original roofline and exposed timbers provide a fascinating glimpse into the property's past.

The cottage has served the town's residents for centuries, with historic census records revealing notable former occupants including a retired naval officer recorded in 1901 and a shipwright from Uphams Shipyard in the 1911 census. This strong maritime connection is reflected in the quality craftsmanship found throughout the home, most notably the wooden shiplap in the characterful living room.

Situated on Milton Street, the property enjoys a convenient and highly accessible position within Brixham. The town centre is within easy walking distance, while regular bus services provide direct connections to neighbouring Kingswear and Dartmouth. Close by, St Mary's Square offers a charming, village-like atmosphere with a selection of independent shops, eateries, and traditional public houses.

Brixham itself is renowned for its working harbour, colourful waterfront, and vibrant community. The town offers an excellent range of amenities including independent boutiques, cafés, and restaurants, alongside highly regarded coastal walks such as the South West Coast Path, which provides breathtaking scenery and access to secluded coves and beaches.



- Grade II listed historic cottage
- Walking distance to harbour

- Rich maritime heritage and character
- Charming garden and wood burner



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While the property does not benefit from off-road parking, on-street parking in the area is generally ample. Upon entering the cottage, you are welcomed into a warm and inviting living room, brimming with period character. A striking inset wood burner forms a cosy focal point, perfectly complementing the tasteful neutral décor that flows throughout the home.

An inner hallway leads to the impressive sweeping staircase — a beautifully preserved original feature — with useful storage beneath. Beyond lies a generous kitchen diner, offering ample space for a range of units and appliances. The dining area is ideal for both everyday living and entertaining, with pleasant views overlooking the garden.

The garden is a particular highlight, thoughtfully designed with ease of maintenance in mind. A mix of traditional cottage planting and a subtropical selection of flora creates a tranquil outdoor space, echoing the style found in nearby National Trust gardens such as Greenway, Agatha Christie's former home, and Coletton Fishacre.

The ground floor also features a spacious bathroom, typical of cottages of this era. Upstairs, the staircase rises to a charming landing filled with original features and period quirks. The principal bedroom to the front is an excellent size, offering ample room for a double bed and dressing area, while the second bedroom is a well-proportioned small double, ideal for guests or home working.

A loft hatch on the landing provides access to the unboarded loft via a ladder. The property further benefits from double glazing and gas central heating via a combi boiler, offering comfort and practicality while preserving the historic integrity of this exceptional coastal cottage.



**Council Tax Band: B**



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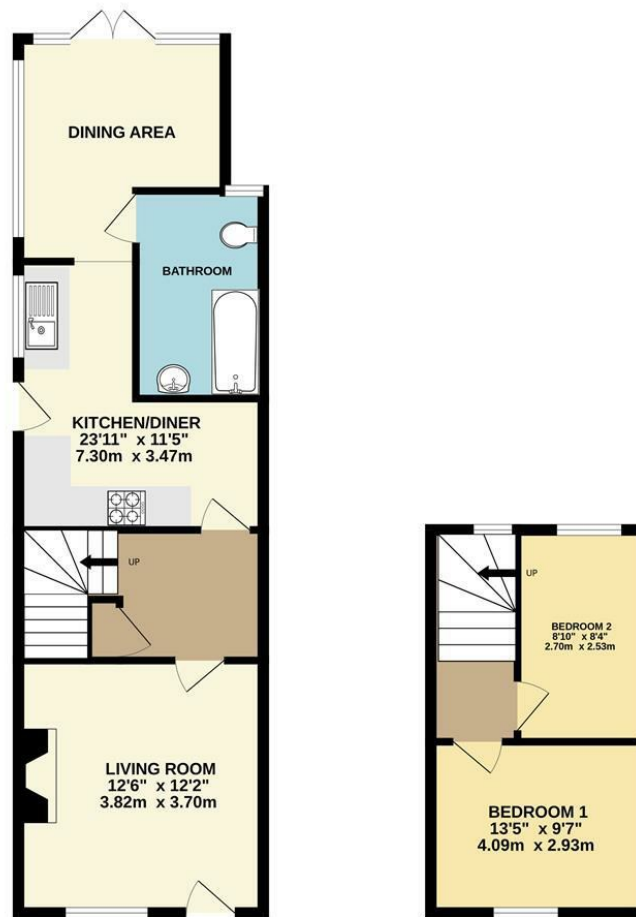
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GROUND FLOOR  
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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