



Smugglers Corner 5 St. Peters Hill, Brixham, Devon, TQ5 9TE  
Freehold House - Terraced  
£275,000

**boyce**brixham  
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A proper 'Pirates Retreat! This charming character cottage is situated within the harbour Bowl and is accessed via a private footpath. The accommodation briefly comprises a lounge, modern fitted kitchen, basement room, two bedrooms, and a stylish bathroom/WC. At the rear, there is an enclosed balcony offering rooftop and town views. The property benefits from uPVC double glazing and gas heating. An internal viewing is essential to fully appreciate both the accommodation and the property's prime location.

The cottage is located in Brixham Town Centre, just a stone's throw away from the picturesque Brixham Harbour, surrounded by boutique shops, bars, and restaurants. The town centre also offers a variety of shops, facilities, and amenities, as well as a bus terminal with connections to the neighbouring towns of Paignton and Torquay. Torquay can also be accessed via the scenic ferry crossing from Brixham Harbour.

**Key Features:**

**Lounge:**

A spacious lounge featuring an exposed stone floor-to-ceiling fireplace with a wooden mantle and stone hearth housing a wood-burning stove. Alcove shelving, a uPVC double glazed bay window, and wood effect laminate flooring add to the character of the room.

**Kitchen:**

The modern fitted kitchen boasts a range of floor units with quartz work surfaces, a one and a half bowl sink unit with mixer taps, and space for essential appliances. Double aspect windows offer views to the side and rear, while the beamed ceiling enhances the cottage feel.

**Basement:**

This typically quirky space is accessed via trap door from the kitchen and whilst is currently arranged as a games room, makes for a very versatile and quiet additional room. It also houses the gas central heating boiler and domestic hot water system.

**Bedrooms and Bathroom:**

**Bedroom One:** A double aspect room with uPVC double glazed sash windows to the front and a uPVC stable door leading onto the balcony. Stylish built-in wardrobes offer ample storage space, and there is a door leading out to the private terrace to the rear.

**Bedroom Two:** Features a uPVC double glazed sash window to the front, and again is very well presented.

**Bathroom/WC:** A beautifully presented and spacious family bathroom with a modern white suite, including a bath (inc electric shower and folding glass screen), Victorian-style hand-held mixer shower head taps, low-level WC, and sink with vanity unit.

**Outside:**

The front of the property is accessed via a wrought iron gate and footpath leading to the front door. The master bedroom leads onto an enclosed balcony with views of the rooftops and town.

Don't miss the opportunity to make this charming cottage your coastal sanctuary in the heart of Brixham. Schedule a viewing today to fully appreciate its charm and unique features. **NO ONWARD CHAIN.**

**Council Tax Band: B**



- Quintessential Brixham Cottage
- Beautifully Presented Throughout
- Two Private Outside Areas
- Full Of Character & Charm

- Fantastic Central Harbour Location
- Two Double Bedrooms + Basement
- Offered With No Onward Chain
- Excellent Investment or Second Home



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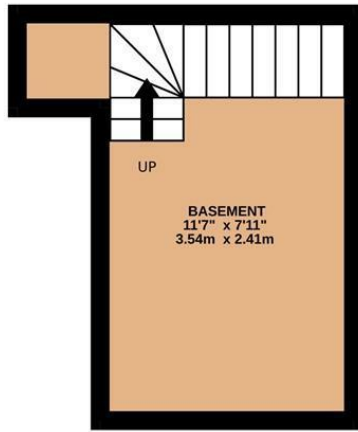


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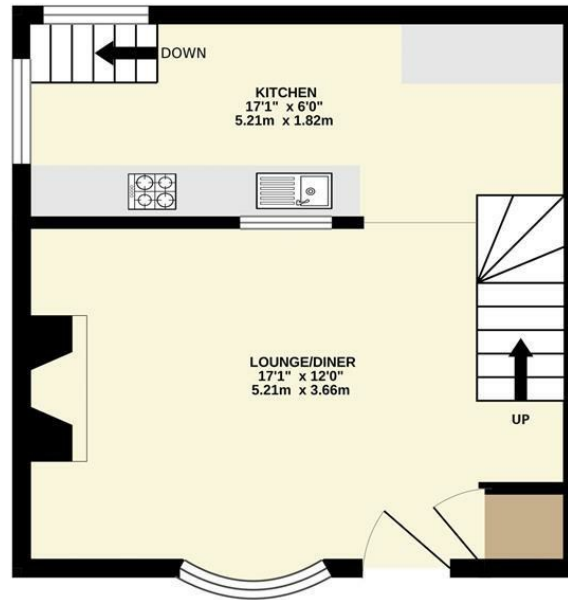
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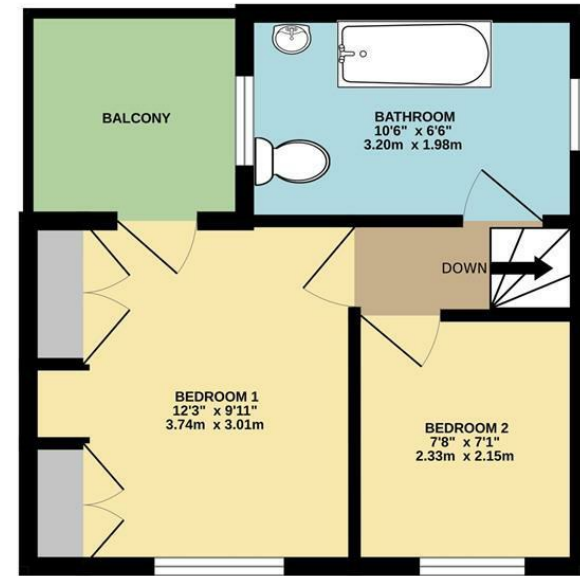
**BASEMENT**  
109 sq.ft. (10.1 sq.m.) approx.



**1ST FLOOR**  
293 sq.ft. (27.2 sq.m.) approx.



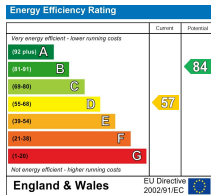
**2ND FLOOR**  
255 sq.ft. (23.7 sq.m.) approx.



**TOTAL FLOOR AREA : 657 sq.ft. (61.1 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.  
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Current EPC Rating: D



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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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