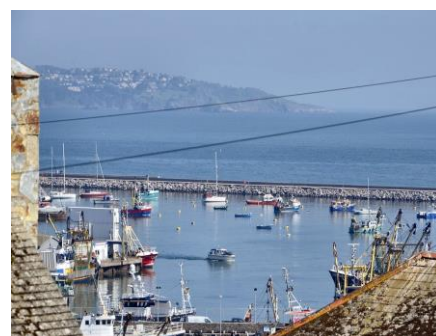


## Mount Pleasant Road, Brixham TQ5 9RY



Experience the enchanting charm of Pol Cottage, a beautiful three-bedroom Grade II Listed Cottage that perfectly melds historic character with modern comfort, arranged across roughly 115 sq meters (1,238 sq feet) of internal accommodation. Ideally situated just moments from the vibrant town centre and the picturesque harbourside, this delightful home offers super sea views from the upper floors, showcasing the outer harbour, breakwater, and across Tor Bay, extending all the way to Torquay and Thatcher's Rock. As you enter through the charming gate, a captivating cottage garden unfolds before you—a true gardener's paradise, featuring an inviting seating area, raised flower beds, and a rich tapestry of plant life that beckons you to relax and unwind. Step inside to discover a spacious hall that leads into a lounge brimming with character. Here, you'll find a striking stone fireplace adorned with a cozy log burner and a distinctive beamed ceiling, creating a warm and inviting atmosphere. Ascend the gracefully curving staircase to reveal a magnificent open-plan family living space. The modern kitchen, equipped with stylish units, effortlessly flows into an ample dining area and additional seating, making it the ultimate social hub for family gatherings and entertaining guests. This level also houses a thoughtfully designed bathroom. On the top floor, three inviting bedrooms await, providing a tranquil retreat with access to a delightful rear suntrap patio area—perfect for soaking up the sun or enjoying evening gatherings under the stars. Pol Cottage isn't just a home; it's a serene sanctuary that beautifully balances coastal living with an abundance of character. Don't miss the opportunity to make it yours!

**£425,000 Freehold**

**GROUND FLOOR** - Canopy over period style wooden door opening to ...

**SPACIOUS ENTRANCE HALL** providing a welcoming entrance. Flagstone flooring with underfloor heating. Curving stairs with built-in understairs cupboard.

**LOUNGE 18' 1" x 15' 4" (5.51m x 4.67m).** A real feature rustic stone fireplace and hearth with fitted log burner. Flagstone flooring with underfloor heating. Period style window overlooking the front garden and window to side.

**FIRST FLOOR - LANDING** with curved stairs leading to top floor. Built-in utility cupboard housing space for washing machine.

**OPEN PLAN FAMILY SPACE 20' 1" x 12' 4" (6.12m x 3.76m).** A lovely bright room providing ample space for a kitchen, dining area and snug. Two period style windows enjoying a sea view over the outer harbour, breakwater and across to Thatcher's Rock. Exposed floorboards. The Kitchen area is fitted with cream wall and floor units with granite worktops with matching upstands and inset sink unit. Fitted 'Siemens' oven with five ring gas hob and overhead cooker hood. Integrated dishwasher and fridge/freezer. Very useful double doored shelved larder cupboard.

**BATHROOM 10' 10" x 6' 4" (3.30m x 1.93m).** White suite of panelled bath with overhead shower and screen, low level W.C. and pedestal washbasin. Cupboard housing Viessman gas fired central heating boiler. Recess with useful shelving.

**TOP FLOOR - LANDING.**

**BEDROOM 1 12' 4" x 12' 9" narrowing to 11' 9" (3.76m x 3.58m).** Period style window enjoying the lovely sea view. Fitted wardrobes. Exposed painted floorboards.

**BEDROOM 2 12' 5" x 8' 1" (3.78m x 2.46m).** Exposed painted flooring. Period style window again with the lovely sea view.

**BEDROOM 3 15' 0" x 6' 10" (4.57m x 2.08m).** Exposed painted floorboards. Glazed double doors to rear patio. Hatch to loft void.

**BASEMENT ROOM 16' 6" x 5' 10" (5.03m x 1.78m),** Accessed from the Lounge via wooden stairs.

**OUTSIDE - FRONT GARDEN.** A truly delightful cottage style garden - a real gardeners delight. Flagstone approach path to front door with seating area to side. Through the arch leads you to a small level lawn area from where a gravel path takes you between raised flower beds edged with sleepers and planted a profusion of plants.

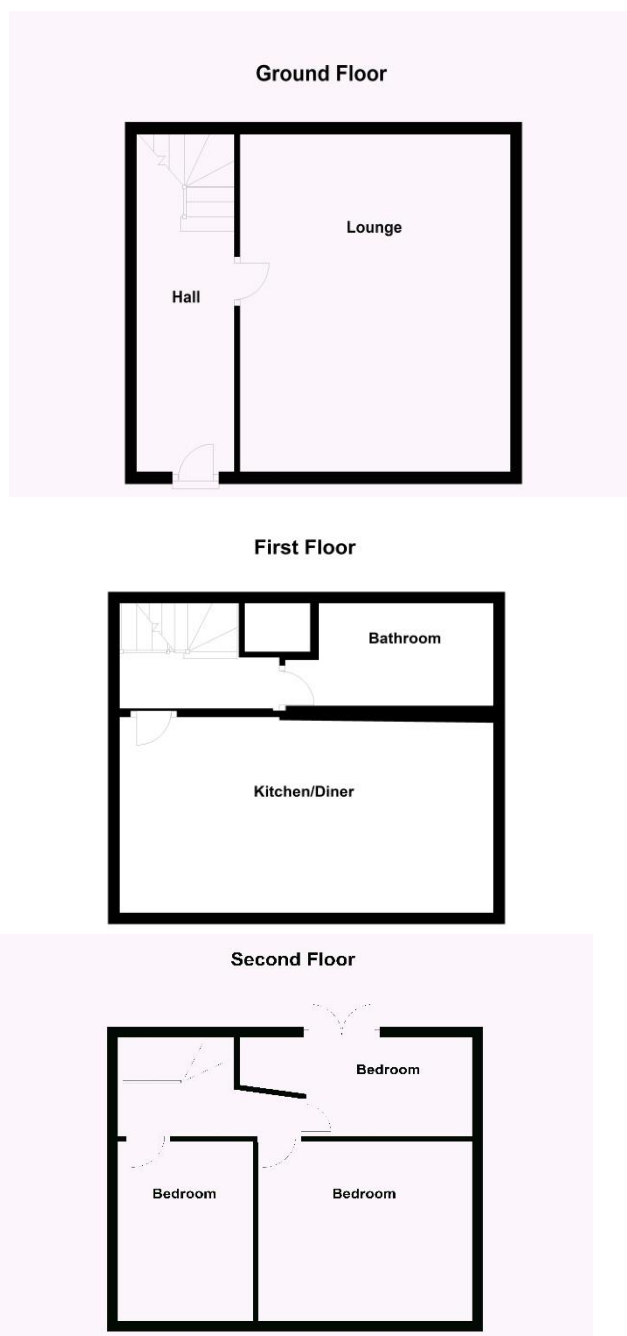
Through the arch leads you to a small level lawn area from where a gravel path takes you between raised flower beds edged with sleepers and planted a profusion of plants.

**REAR COURTYARD.** Accessed via the top floor and providing a sun trap painted decked seating area.

**COUNCIL TAX BAND:** C

**ENERGY PERFORMANCE BAND:** Not required as Listed building.

**AGENTS NOTE:** The Ofcom website indicates ultrafast broadband, and mobile reception is available at this property. Electric, water and gas are on mains supply, with mains drainage connection.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref B002061 Written by: VJR