



Ferryman's View, Hillhead, Brixham, TQ5 0BL

Eric Lloyd
&Co.

www.ericlloyd.co.uk

£399,950 Freehold



Set within an exclusive gated development of just twelve beautifully designed cottage-style homes, Run Cottage offers a rare opportunity to acquire a spacious four-bedroom residence in a highly desirable semi-rural setting. Blending classic charm with contemporary comfort, along with part stone walled front and rear gardens, this exceptional home enjoys peaceful surroundings, landscaped communal areas, and lovely views across the countryside towards the sea.

Approached through secure electric gates leading to residents' parking and garages, the property immediately impresses with its attractive façade and thoughtful design. Inside, the accommodation is arranged over three well-planned floors, providing flexibility and style for modern family living. On the ground floor, a welcoming entrance hall gives access to three of the four bedrooms and the family bathroom. The family bathroom is well-appointed with a modern suite including a bath, WC, and wash basin. The largest of the ground-floor bedrooms features a walk-in wardrobe, offering excellent storage. The remaining two bedrooms both open directly into a delightful conservatory at the rear of the property — a bright and tranquil space that connects seamlessly with the rear garden, perfect for relaxing or entertaining.

The first floor is the true heart of the home, offering a generous open-plan living area that combines style, comfort, and light. The spacious lounge/dining area provides ample room for both seating and dining, complemented by Karndean flooring and double windows that capture the open aspect and views beyond. The bespoke fitted kitchen is beautifully crafted, featuring a range of integral appliances, ample worktop space and stylish finishes that make it both functional and elegant. This open-plan layout creates a sociable environment ideal for modern living and entertaining.

On the second floor, the principal bedroom suite provides a private retreat. This impressive bedroom enjoys semi-rural and distant sea views, along with an en suite bathroom/W.C.

The sense of space, light, and privacy make this room particularly special.

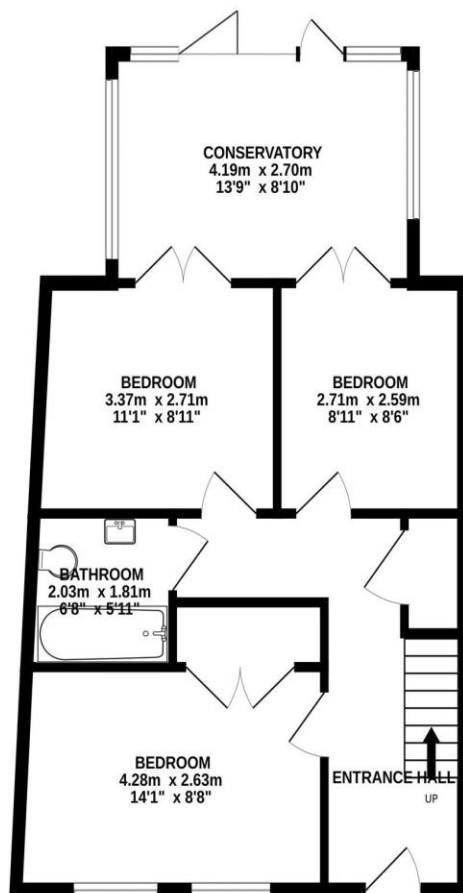
Outside, the development is beautifully maintained, offering a calm and picturesque environment with landscaped gardens and pathways. The gated entrance ensures security and exclusivity, while allocated parking and a garage add convenience.

Located in the sought-after hamlet of Hillhead, Run Cottage enjoys the tranquillity of countryside living within an Area of Outstanding Natural Beauty, while remaining just a short distance from both Brixham and Kingswear. From Kingswear, the passenger and car ferry provide effortless access to the historic port of Dartmouth, renowned for its maritime heritage, boutique shops, and excellent dining. The surrounding area offers a wealth of coastal and countryside walks, beaches, and attractions, making it ideal for those seeking a relaxed yet connected lifestyle.

Beautifully presented throughout and designed for comfortable, contemporary living, Run Cottage combines elegance, practicality, and location in perfect harmony — a truly special home on the stunning South Devon coast. The property is Freehold tenure.

All homeowners contribute in to communal 'pot' for the maintenance of the driveway, gated entrance and other exterior shared areas, this is currently set at £350 per annum.

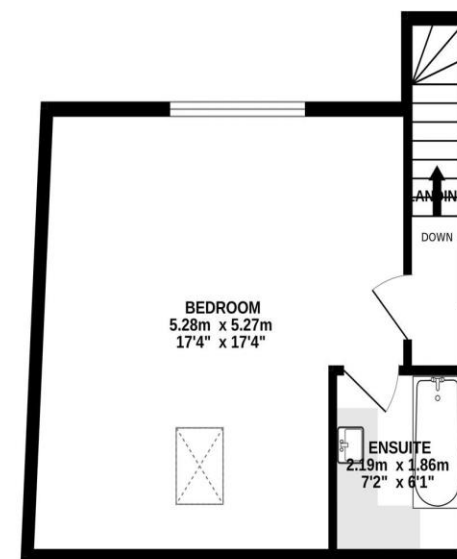
GROUND FLOOR
54.3 sq.m. (584 sq.ft.) approx.



1ST FLOOR
42.9 sq.m. (462 sq.ft.) approx.



2ND FLOOR
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA : 129.5 sq.m. (1394 sq.ft.) 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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ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available along with good mobile signal across the networks, please check with your mobile provider.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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