

Station Hill, Brixham, TQ5 8BN



Set just a short walk from Brixham's bustling harbour, town centre, and Furzeham Green, Station Hill is a beautifully presented **THREE BEDROOM CHARACTER COTTAGE** offering a blend of period charm, modern comforts, and delightful harbour glimpses. The ground floor begins with an entrance vestibule leading into the hallway, which opens directly to the dining room. An archway flows into the cosy lounge, where a feature bay window and central log-burning stove create a warm and inviting atmosphere. To the rear lies a modern fitted kitchen with integrated appliances, wall-mounted combi boiler, and a door to the back garden. A handy downstairs W.C. completes the layout. On the first floor, a compact bathroom is fitted with a shower over bath, W.C., and basin set within a vanity unit. Two bedrooms are also found here: one overlooking the rear garden, and a spacious front-facing double enjoying harbour glimpses. The top floor forms a wonderful master suite, with a dormer window framing charming harbour views. This space also includes useful eaves storage and a sleek en-suite shower room with cubicle, W.C., vanity basin, and LED backlit mirror. Outside, the property boasts a sunny, low-maintenance rear garden, attractively landscaped with space for seating, borders, and a useful garden shed.

£310,000 Freehold

ENTRANCE VESTIBULE

Period wooden front door.

ENTRANCE HALL

Inner glazed door. Radiator. Opens to:

LOUNGE / DINING ROOM 22' 8" x 10' 4" narrowing to 10'1 (6.90m x 3.15m)

Window to front with window seat under. Modern log burning stove on stone hearth. Fitted cupboards either side of chimney breast. Ample space for living and dining room furniture. Two radiators. Bespoke built in under stairs storage.

L SHAPED KITCHEN 14' 9" x 11' 3" at largest points (4.49m x 3.43m)

Cream wall and base units with wood effect worktops and tiled splash backs. Stainless steel sink with drainer. Four ring induction hob with oven under and cooker hood over. Space for washing machine, dish washer and free standing fridge freezer. Wall mounted gas boiler. Window to side. Two Velux windows. Door accessing back garden. Radiator.

W.C

Close coupled W.C. Wall hung basin with tiled splash back. Heated towel rail.

FIRST FLOOR - LANDING

Large storage cupboard.

BATHROOM

Bath with shower over, tiled surround and glass shower screen. Corner close coupled W.C. Basin on vanity unit with tiled splash back. Window to side. Heated towel rail.

BEDROOM 1 13' 3" x 10' 10" (4.04m x 3.30m)

Spacious double room with window to front and harbour peeps. Built in shelving either side of chimney breast. Exposed wooden floorboards. Radiator.

BEDROOM 2 11' 6" x 7' 1" (3.50m x 2.16m)

Built in cupboard. Window to rear. Radiator. Exposed wooden floorboards.

TOP FLOOR - MASTER BEDROOM 12' 8" x 12' 6" (3.86m x 3.81m)

Spacious double room with dormer window to front with harbour views. Eaves storage. Velux window. Radiator.

EN-SUITE

Shower cubicle with sliding door and Mira electric shower. Basin on vanity unit with LED mirror above. W.C with concealed cistern. Heated towel rail. Window to rear.

OUTSIDE

BACK GARDEN

Steps up to patio terrace area. Outside tap. Peddled border. Ample space for table and chairs. Sunny aspect. Garden shed.

FRONT TERRACE

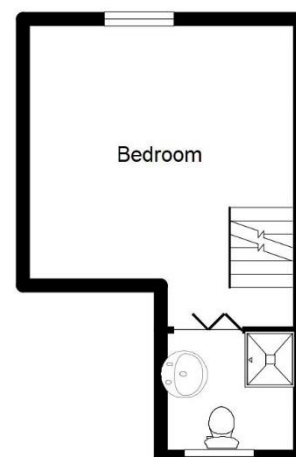
Patio area with bin storage.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES

The Ofcom website indicates broadband and mobile phone reception are available at this address.



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.

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