



Hortus House,





# Hortus House,

52 Milton Street, Brixham, TQ5 0BZ

Exeter 30 miles Plymouth 34 miles Totnes 10 miles

Nestled in the heart of Brixham's historic old village, Hortus House is a captivating character property brimming with period charm and timeless appeal.

- Four Bedroom Character Home & 2 Room Air BnB
- Private Courtyard Garden
- Accommodation Over Three Floors
- Council Tax Band C
- Historical Period Property
- Original Features
- Parking for Two Vehicles
- Freehold

Asking Price £435,000

## SITUATION & DESCRIPTION

Nestled in the heart of Brixham's historic old village, Hortus House is a captivating character property brimming with period charm and timeless appeal. Dating back to 1636, this remarkable home carries a rich narrative—originally a farmhouse, the property was rebuilt in the 1860s after a fire, yet still retains echoes of its past through remnants of former cottages and the original farmyard. Offering versatile living across 11 well-appointed rooms, the ground floor features a welcoming lounge and sitting room, a bedroom, a charming garden room, and a well-equipped kitchen. Upstairs, you'll find a second sitting room, a home office, a family bathroom, and a delightful sun terrace room with direct access to a pretty, private terrace. The top floor enjoys a spacious bedroom complete with a convenient WC. Steeped in history and full of character, Hortus House offers a rare opportunity to own a piece of Brixham's heritage.

Brixham, once known as the great fishery of the west, boasts a vibrant fishing port surrounded by colourful houses that paint a picturesque coastal scene. Renowned for its world-class seafood, the town's historic harbour is a hive of activity, flanked by quaint boutiques and restaurants showcasing the local produce. Enthusiasts of the outdoors will appreciate its scenic coastal walks, golden beaches, and panoramic views from Berry Head National Nature Reserve. Embodying a unique blend of tradition and community spirit, Brixham promises a unique blend of serene seaside living and vibrant community spirit.





## ACCOMMODATION

Set across three thoughtfully designed floors, this enchanting period home blends historic charm with modern versatility. On the ground floor, a successful Airbnb suite provides a fully self-contained living space, complete with a comfortable bedroom, kitchenette, and a spacious bathroom—perfect for guests, multi-generational living, or as an income-generating unit. With its own separate access, this space could also serve as a delightful internal annexe. The main house features a cosy sitting room with a warming log burner and French doors opening out onto a charming cobbled courtyard and private garden, along with a generously sized kitchen ideal for family life and entertaining.

Upstairs on the first floor, you'll find three adaptable rooms that can be styled as bedrooms, sitting rooms, or home offices, plus a beautiful bathroom featuring a classic clawfoot tub and access to a sunny terrace—perfect for morning coffee or evening relaxation. The second floor houses a bright and spacious attic bedroom with its own ensuite bathroom and ample built-in storage, making it a tranquil and private retreat. Renovations by the current owners include upgraded electrics and plumbing, a central heating system, and tasteful interior enhancements that celebrate the home's historic character while adding comfort and style throughout. This is a unique and flexible property, ready to welcome its next chapter.

## OUTSIDE

The property boasts a beautiful and private walled garden, a sun-drenched terrace perfect for outdoor living, and entertaining plus the added benefit of off-street double parking for ease and convenience.

## SERVICES

Mains Drainage, Water, Electric and Gas.

Up-to Ultrafast Broadband available in the area with Openreach and Virgin. Mobile coverage likely with EE, 02 and Vodafone.

## LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.  
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

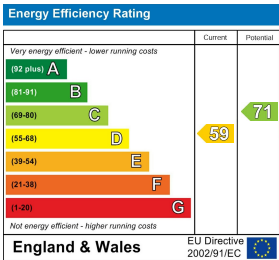
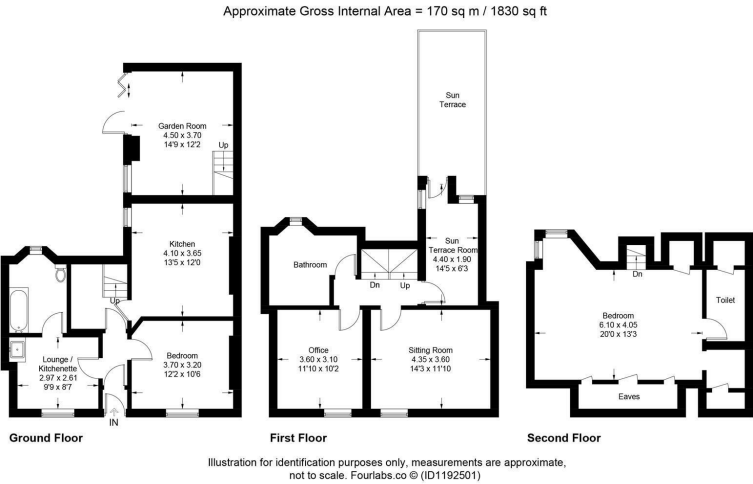
## DIRECTIONS

From our office in Torquay take Torbay Rd, B3201 and continue onto the Dartmouth Rd/A379 and then A3022 to Monksbridge Rd in Brixham continue onto Horsepool Street to Milton St for a short distance and then turn right onto Milton St.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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