



Le Grove Cottage, 131 Milton Street, Brixham, Devon, TQ5 0AS
Freehold House - End Terrace
£325,000

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Beautifully renovated throughout while retaining an abundance of original character, this charming end-terrace home offers a wonderful balance of period features and contemporary family living. Deceptively spacious, the property provides three generous double bedrooms, including a superb principal bedroom with its own en-suite shower room, making it an ideal choice for growing families or those seeking additional space to work from home.

The welcoming lounge/diner forms the heart of the home, offering excellent proportions for both relaxing and entertaining, with a feature open fireplace adding warmth and character during the colder months. To the rear, the impressive kitchen/dining room has been designed with modern family life in mind, featuring a 'Smeg' range cooker, an abundance of workspace and room for informal dining. A bright conservatory extends the living accommodation further, creating a lovely spot to enjoy views over the garden throughout the seasons. Practicality is equally well catered for with a separate utility room, a convenient ground floor WC and a beautifully appointed four-piece family bathroom.

Outside, the property enjoys a particularly generous rear garden, providing a private and peaceful retreat. A stone patio offers the perfect setting for outdoor dining and summer entertaining, while the level lawn is complemented by mature magnolia, birch and apple trees, creating an attractive backdrop and a good degree of privacy. A useful garden shed provides additional storage for tools and outdoor equipment.

Situated in a convenient and well-connected location, the property is within easy reach of local shops, well-regarded schools and regular bus services, making everyday life effortless. Combining spacious accommodation, quality modern improvements and timeless character, this is a home ready to move straight into and enjoy for many years to come. A MUST VIEW!!

Council Tax Band: C



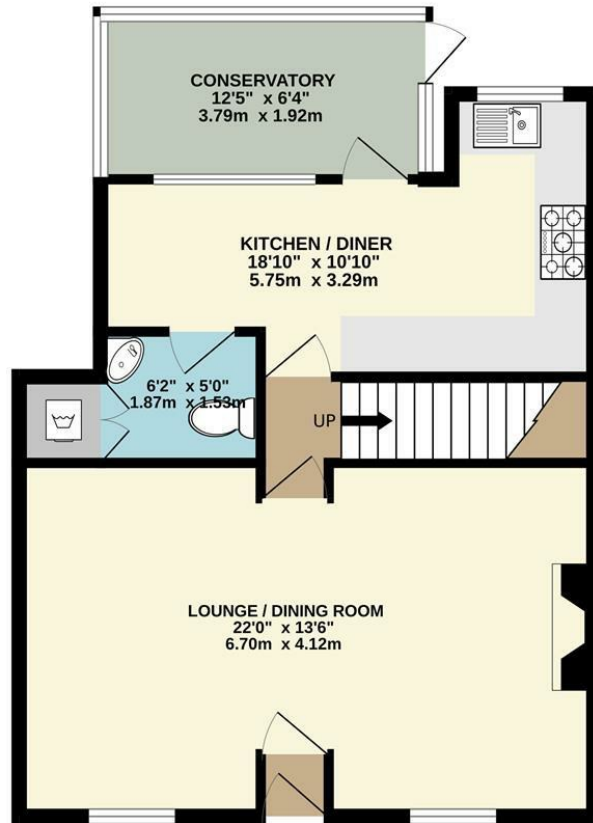
- Stunning Victorian End Terrace House
- Beautifully Presented Throughout
- Stunning Cottage Garden
- 3 Super Double Bedrooms
- Large Living Room With Dining Area
- Freehold / Council Tax Band C



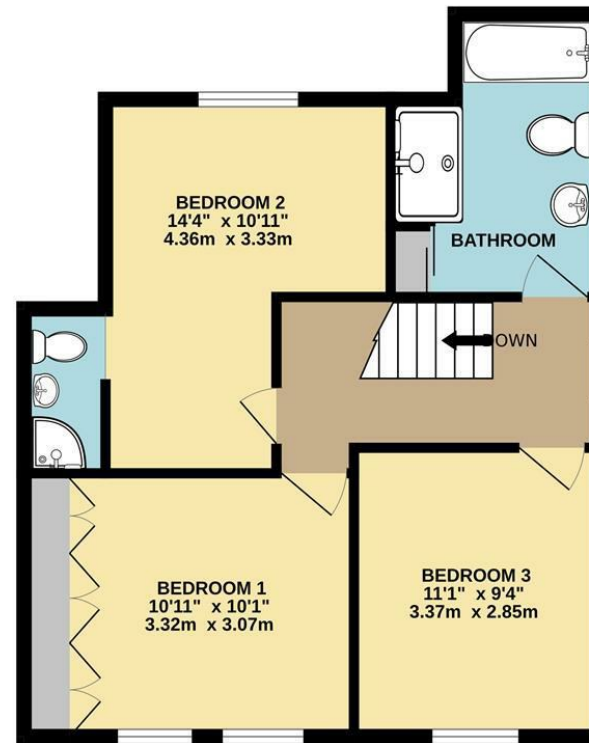
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GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



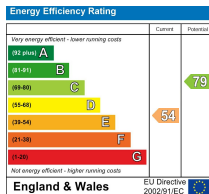
1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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: E



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