

Greenover Orchard Horsepool Street, Brixham, TQ5 9LF
Freehold House - Detached
Asking Price £549,950

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Tucked away in the heart of historic Higher Brixham, Greenover Orchard is a unique Grade II listed home with an exceptional story. Once the cows milking shed serving Greenover Farmhouse, the property dates from the 18th/19th century and was sympathetically converted into a substantial three-bedroom dwelling in the 1980s. Now offering a rare balance of heritage character and modern living space, the property stands on a generous plot of just under half an acre – an unusually large garden for such a central Brixham location.

The setting is enviable. Horsepool Street forms part of Higher Brixham, an area rich in history with several listed buildings clustered around its lanes. The town's roots stretch back centuries, and this property sits within walking distance of Brixham's vibrant harbour, with its colourful cottages, lively fish market, cafés and independent shops. Torbay's celebrated coastline, with its coves, beaches, and the South West Coast Path, lies close at hand, while road links to Paignton, Torquay, and Exeter are easily accessible.

Externally, Greenover Orchard retains much of its historic fabric, with thick stone rubble walls and a traditional slated roof. Wide arched doorways and stone voussoirs speak of its original function as an agricultural outbuilding, while inside, the conversion has created an impressive, character-filled home with exposed stonework, oak timbers, and a spectacular sense of space. The result is a house that celebrates its past while offering comfort and versatility for modern family life.

At the heart of the home lies a large open-plan living space. This room is a real statement, featuring a vaulted ceiling with a galleried landing above, exposed stone walls, and handsome oak frames. Flooded with light and full of atmosphere, it is perfectly suited for family gatherings and entertaining. Beyond is a garden room, an additional lounge area, and a separate kitchen with a practical laundry room adjacent. A downstairs WC and integral garage complete the ground floor facilities.

Upstairs, the layout offers three well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while a family bathroom serves the remaining rooms. Views across the gardens and the surrounding Higher Brixham area underline the property's semi-rural charm despite its central location.

The extensive gardens are a real highlight. Extending to nearly half an acre, the grounds provide space for lawns, mature planting, and scope for further landscaping or outdoor leisure facilities. In a town where outside space is often at a premium, this generous plot is both rare and valuable, offering a real sense of privacy and potential.

3 2 3

- Converted 18th/19th-century stable block
- Vaulted living space with gallery
- Council tax band F
- Grade II Listed
- Unconverted barn with project potential
- Freehold Property









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In addition to the main converted dwelling, Greenover Orchard includes another substantial outbuilding. This second barn, still in its original state, comprises a main barn floor area with two further rooms off and a large loft space above. Subject to the necessary consents, this structure presents an exciting opportunity for those seeking a project – whether as a further conversion to residential use, a workspace, or ancillary accommodation.

The historical significance of the site adds to its appeal. The property is Grade II listed, with its official designation as the "Stable and outbuilding block to east of Greenover Farmhouse." It forms part of the Greenover group, which also includes the farmhouse itself, its garden walls, pump (dated 1746), and barn. These buildings together illustrate the agricultural past of Higher Brixham, and today Greenover Orchard stands as a fine example of successful adaptation of traditional farm buildings into a distinctive home.

For buyers with vision, the unconverted barn represents potential to expand the accommodation, create studio or office space, or develop ancillary facilities, subject to planning. Equally, the plot size and existing house make this property an ideal long-term family home, with room to grow and adapt over the years.

Brixham itself has become one of Devon's most desirable coastal towns. With its thriving arts scene, strong fishing industry, and easy access to the English Riviera's beaches, it is increasingly popular with families, second-home buyers, and those relocating for lifestyle reasons. Dartmouth, Totnes, and the South Hams are a short drive away, while mainline rail connections at Paignton and Newton Abbot link the area to Exeter, Plymouth, and London.

Greenover Orchard offers a compelling combination of history, space, and opportunity. Few properties in central Brixham can match its half-acre gardens, its architectural character, and the versatility provided by both the converted house and the adjacent unconverted barn. It is a home that will appeal to buyers looking for something truly individual, with scope to add value and to leave their own mark.

This is a chance to own a significant piece of Brixham's history – a Grade II listed former agricultural building that has been thoughtfully converted into a family home, with further potential ready to be unlocked. Greenover Orchard is both a sanctuary and an opportunity, blending period charm with future promise, all in a prime coastal town location.









Council Tax Band: F



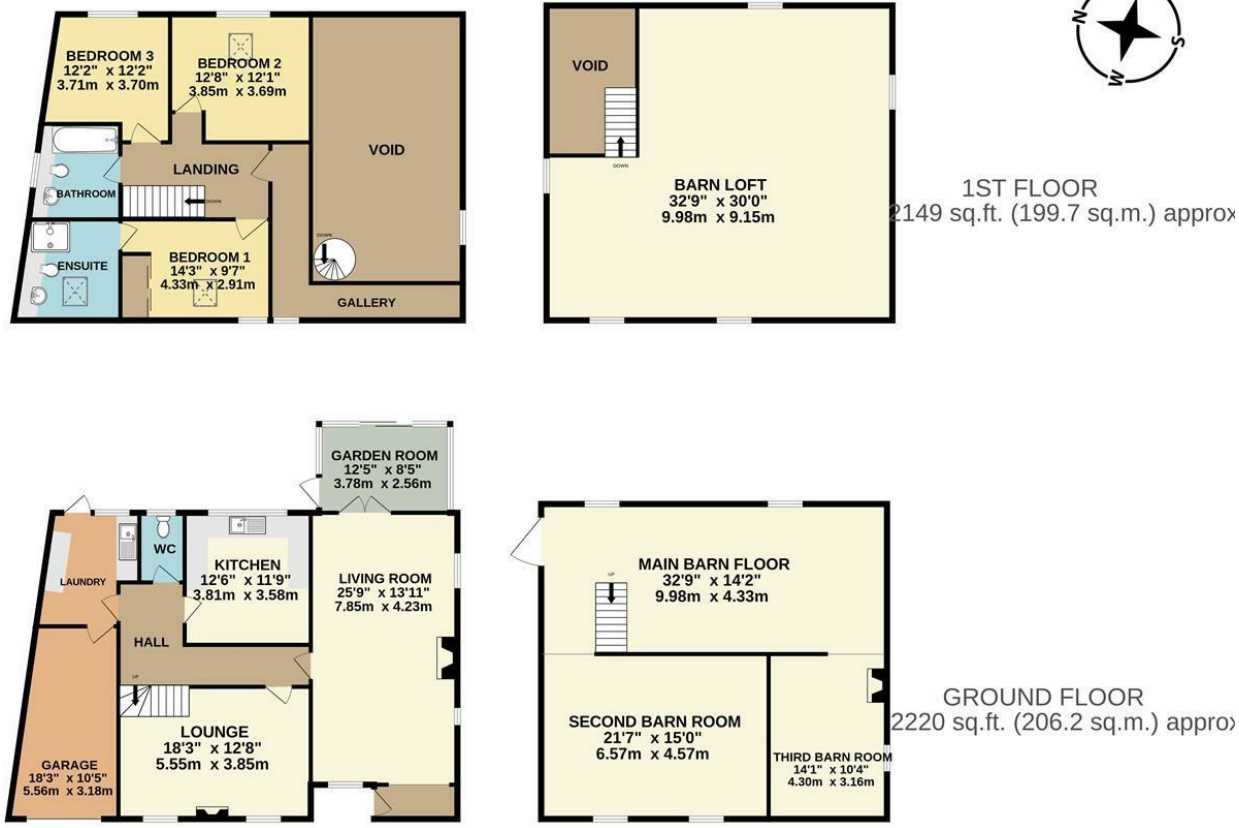






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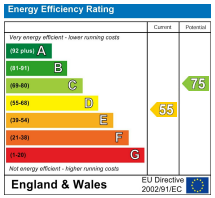
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TOTAL FLOOR AREA : 4369 sq.ft. (405.9 sq.m.) approx.

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: D



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