



Cleves Cottage 4 Polhearne Lane, Brixham, Devon, TQ5 9LE
Freehold House - End Terrace
Price Guide £269,950

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Tucked away just off Horsepool Street, this beautifully presented end cottage combines charm, comfort, and convenience in one inviting package. Located around a mile from Brixham's bustling harbour and waterfront, it offers an ideal setting with a peaceful "green outlook" towards St Mary's and Southdown fields. The cottage benefits from easy access to local amenities, with St Mary's Square nearby providing useful shops, a Spar with sub post office, and the church and park just a short stroll away. Within a two-mile radius, residents can enjoy some of South Devon's finest coastal walks and beaches, including Sharkham Point, Mansands, and Berry Head Country Park.

The current owner has undertaken a comprehensive refurbishment of the property, creating a stylish yet homely retreat. The kitchen and dining area blend traditional character with modern practicality, featuring cream shaker-style units, solid oak worktops, a quarry-tiled floor, and a classic white ceramic sink. The recently installed SMEG oven and hob add a contemporary touch to this timeless space, complemented by an integrated fridge and extractor hood. It's a kitchen that perfectly suits both daily living and entertaining.

The living room is equally inviting, with a newly installed log burner that creates a cosy focal point during cooler months. New double-glazed French doors open directly onto the sunny timber deck, seamlessly connecting indoor and outdoor spaces and allowing natural light to flood the room. The views from here stretch across the cottage garden, enhancing the sense of tranquillity. A new double-glazed window further improves energy efficiency and comfort.

Upstairs, the main bedroom enjoys a lovely view across mature trees and up to Southdown Hill, with a newly fitted double-glazed window enhancing both warmth and sound insulation. The shower room, fitted in 2022, is a stylish and modern space with a fresh white suite and tiled splashbacks. The third smaller bedroom is also on this level, while the second double bedroom within the loft space provides a charming hideaway, featuring whitewashed A-frames, a vaulted ceiling, and the same far-reaching views over the garden and surrounding countryside, perfect for guests or as a serene work-from-home retreat.



- With Desirable Cottage Garden
- Great Location In Quiet Lane
- New Roof & Several New Windows
- Parking Permitted Outside
- Comprehensively Modernised
- Council Tax Band B





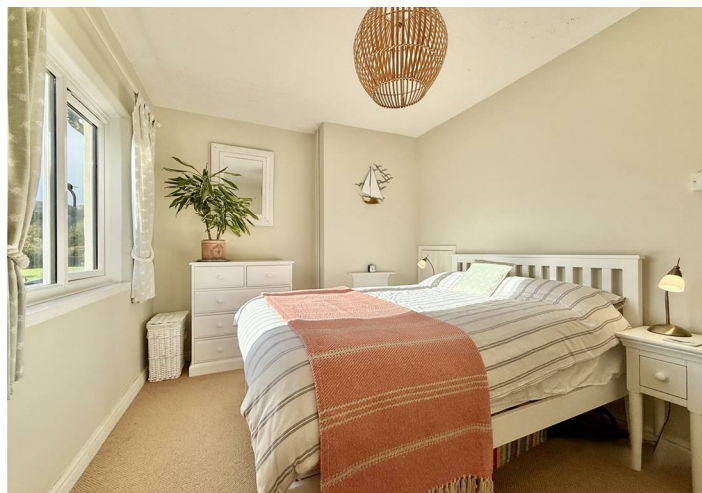
Externally, the property continues to impress. The rear garden is a true highlight, south-facing and beautifully landscaped with a level lawn, stone patio, and decked seating area ideal for alfresco dining. The borders are filled with mature shrubs, colourful planting, and even a handsome olive tree, creating a private and picturesque sanctuary. A newly installed fence provides additional privacy, while side access via a timber gate adds practicality. Beneath the cottage is a useful basement housing the gas boiler, washing machine, and tumble dryer, offering ample storage space.

To the front, there is space for a small car immediately outside the house, and there is also informal understanding among residents to respect each property's frontage for parking.

With its thoughtful upgrades, including a new roof, modern glazing, and stylish fixtures, this cottage offers all the benefits of modern living while retaining the warmth and character of a traditional home. It's a delightful property that captures the essence of coastal village life—ready to move straight into and enjoy.

Additional Note

There is no easement or right of way across the back of the property. This was formally extinguished in 2023 by agreement with the neighbouring owner, providing peace of mind for current and future owners.



Council Tax Band: B

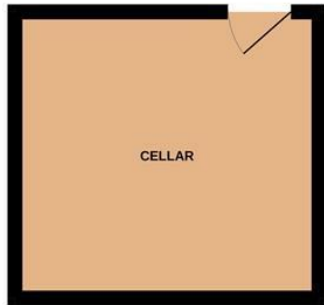


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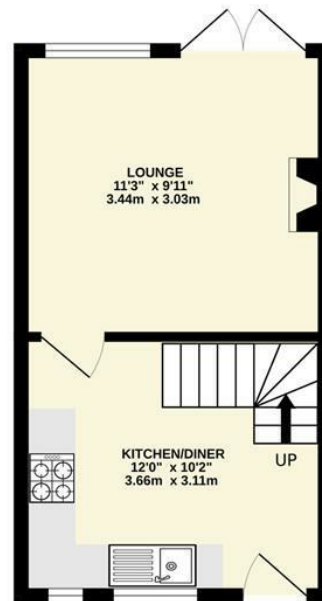
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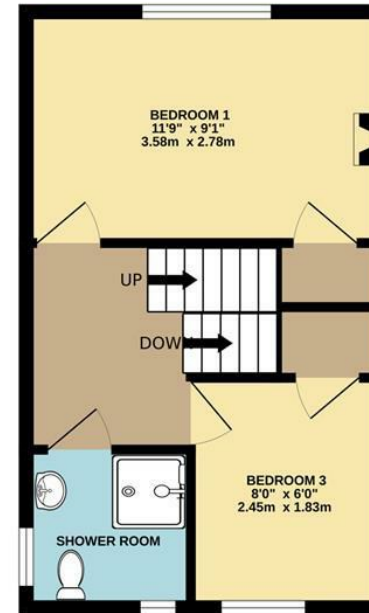
BASEMENT
136 sq.ft. (12.6 sq.m.) approx.



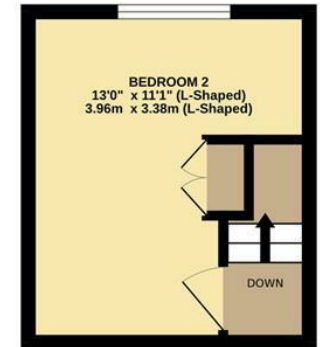
GROUND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



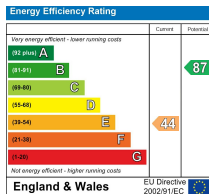
2ND FLOOR
145 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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