



Higher Street, Brixham, TQ5 8HW



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## £275,000 Freehold

Nestled just a few steps from the picturesque harbour in Brixham, this delightful Grade II listed fisherman's cottage perfectly blends character, comfort, and modern convenience. Situated in one of the town's most desirable locations, the property offers immediate access to the vibrant harbour, charming local shops, and welcoming cafés, making it an ideal second home or full-time coastal retreat.

As you enter the cottage, you are warmly welcomed into a cosy front living room, full of charm and atmosphere. Wooden varnished floors add warmth and texture underfoot, while a beautiful exposed stone wall feature creates a striking focal point. A fireplace, with an open fire, enhances the inviting feel of the space — perfect for relaxing evenings after a day by the sea.

Flowing seamlessly from the living room is a lovely dining area, also finished with wooden flooring and its own exposed whitewashed stone wall and open fireplace again. The continuity of materials between the two reception spaces creates a harmonious and characterful ground floor, ideal for both everyday living and entertaining guests.

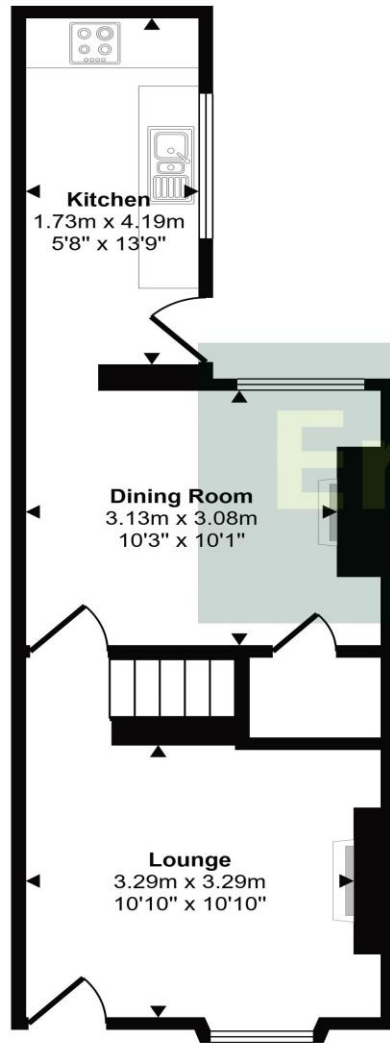
To the rear of the property, a thoughtfully designed extension houses a modern kitchen fitted in 2024, it has been carefully planned to maximise both style and functionality. It is fully equipped with all essential amenities, including a freestanding dishwasher, under-counter fridge, washing machine, built-in oven, and gas hob (the freestanding appliances are available upon separate negotiation). From here, a door leads out to a charming private courtyard — a perfect spot for morning coffee or alfresco dining.

The staircase is centrally positioned within the middle of the home, ensuring an excellent flow without compromising downstairs space. On the first floor, you will find two generously sized double bedrooms — one at the front of the property and one at the rear — both offering comfortable and versatile accommodation. Continuing upstairs, a further double bedroom provides additional flexibility for family or guests. The bathroom is well-appointed with both a bath and a separate walk-in shower, combining practicality with comfort. In addition, the property benefits from double glazing, hive heating, and a modern Worcester combi boiler serviced annually.

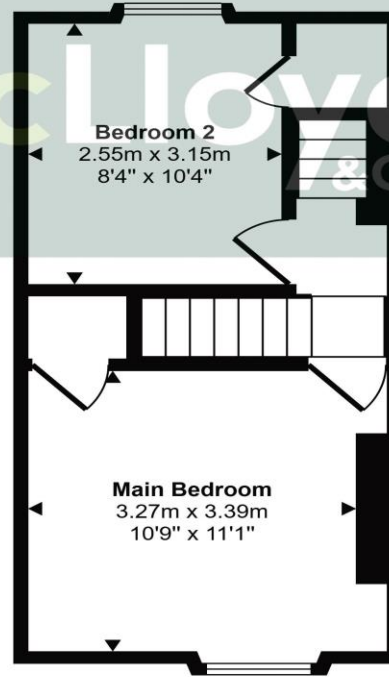
Beautifully finished throughout with carefully considered touches and tasteful décor, the property benefits from central heating and double glazing, ensuring year-round comfort. This charming harbour-side cottage presents a rare opportunity to enjoy coastal living in one of Devon's most sought-after fishing towns.



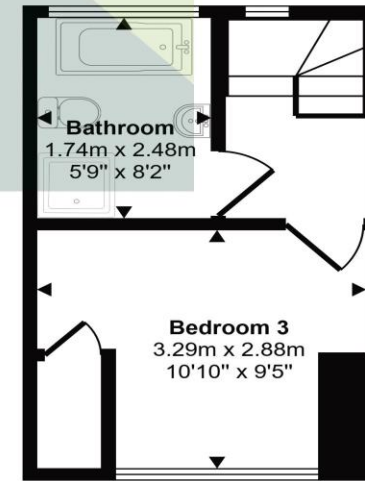
Approx Gross Internal Area  
80 sq m / 866 sq ft



**Ground Floor**  
Approx 35 sq m / 375 sq ft



**First Floor**  
Approx 27 sq m / 296 sq ft



**Second Floor**  
Approx 18 sq m / 195 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### KEY FEATURES:

- EICR in place and up to current specification
- Both Chimneys and Wood Burner have been serviced and usable.
- Full 3rd party Fire regulation report is in place and meets all current requirements to holiday let.
- New Kitchen in 2024
- Successful holiday lets with accounts available.
- Hive Heating control included.
- Modern Worcester combi boiler serviced annually.
- Most furniture can be included at a small additional charge.
- Grade II listed building

ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: 3

AGENTS NOTES: This property is on all mains services. The Ofcom website indicated that broadband and mobile phone reception are available at this address. The vendor has informed us that the white goods and furniture is available upon separate negotiation.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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