



Bramble Cottage, 113a Milton Street, Brixham, TQ5 0AS
Freehold House - Detached
Asking Price £455,000

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A truly individual detached home, constructed in 1997, seamlessly combining modern comforts with timeless character and charm. Occupying a delightful position within Brixham's sought-after 'Cow Town' area, this beautifully presented residence has been thoughtfully designed to reflect the character of an older Devon cottage, whilst benefiting from the practicality and efficiency of modern construction.

The location offers the perfect balance between convenience and tranquillity. A regular bus service is available close by, providing easy access to Brixham town centre, approximately 1.2 miles away, together with neighbouring Kingswear and the picturesque riverside town of Dartmouth. St Mary's Square, with its local shops, sub post office, pubs and popular eateries, is also within comfortable walking distance.

The current owners have undertaken an extensive programme of improvements, creating a home that is ready to move straight into. Significant works include some replacement uPVC double glazed windows and all doors, a partial plumbing renewal in 2018, together with a partial electrical rewire and new consumer unit, ensuring the property combines character with modern reliability.

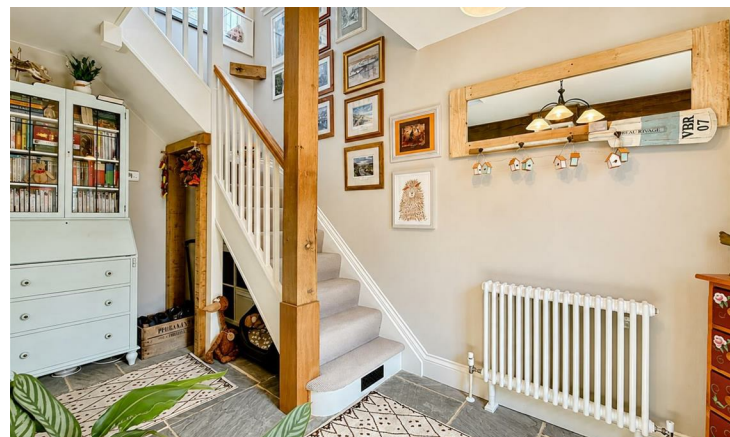
Stepping inside, the welcoming entrance hall immediately sets the tone for the rest of the home. Bright, spacious and beautifully presented, it provides an impressive introduction with attractive stained-glass internal feature windows and an abundance of natural light creating a warm and inviting first impression.

The principal living accommodation is a superb open-plan space, perfectly suited to modern family life. Exposed oak beams frame the room beautifully, whilst an inset wood-burning stove with an elegant white enamel finish creates an attractive focal point. The generous proportions flow effortlessly into the dining area, where French doors open directly onto the rear garden, making this an ideal space for both everyday living and entertaining.

The kitchen has been thoughtfully designed with both style and practicality in mind. Offering an excellent range of quality cabinetry, quartz worktops, attractive tiled splashbacks and a double inset sink, it provides ample workspace and storage. Adjoining the kitchen is a useful utility room with additional storage, space for appliances and direct access to the garden, together with a convenient ground floor cloakroom.



- Detached character home built in 1997
- Beautiful cottage-style landscaped gardens
- Open-plan living with wood burner
- Three bedrooms with stylish accommodation
- Garage and off-road parking
- Extensively modernised throughout





The first floor is equally impressive, centred around a striking galleried landing with a double-height ceiling that floods the space with natural light. Characterful stained-glass detailing continues upstairs, creating a wonderful sense of openness, whilst an airing cupboard provides useful additional storage.

The principal bedroom is an elegant and peaceful retreat. Complete with twin built-in wardrobes and attractive timber wall panelling, it enjoys pleasant views across the surrounding rooftops towards the rolling Devon countryside. A second generous double bedroom is complemented by a well-proportioned third bedroom, ideal as a child's room, guest bedroom or home office.

Completing the accommodation is a beautifully appointed family bathroom. Fitted with a quality four-piece suite, it features a freestanding "tubby tub" bath (similar to a slipper bath), separate walk-in shower enclosure, wash basin and WC, creating a luxurious space to relax at the end of the day.

The gardens are undoubtedly one of the property's standout features. To the front, an attractive curved limestone wall and timber gate create an immediate sense of arrival, whilst mature planting and a useful log store enhance the cottage-style appearance. Access is available to both sides of the property.

The rear garden has been carefully landscaped to provide a series of charming outdoor spaces. A paved terrace adjoining the dining room and kitchen is ideal for al fresco dining, while steps lead beneath a beautiful pergola adorned with mature wisteria, clematis and climbing roses. Beyond lies a level lawn, enclosed by established planting, leading to a secluded seating area beside an ornamental pond, with a greenhouse and garden shed discreetly positioned amongst the mature borders.

To the rear of the property there is valuable off-road parking together with a substantial garage (block construction and timber clad), accessed via a private lane. The lane is owned by the neighbouring property, however the property benefits from a permanent right of way for both vehicular and pedestrian access. Offering a rare combination of modern convenience, period-inspired charm and beautifully established gardens, this exceptional home presents a wonderful opportunity for those seeking something truly special in one of Brixham's most desirable residential locations.

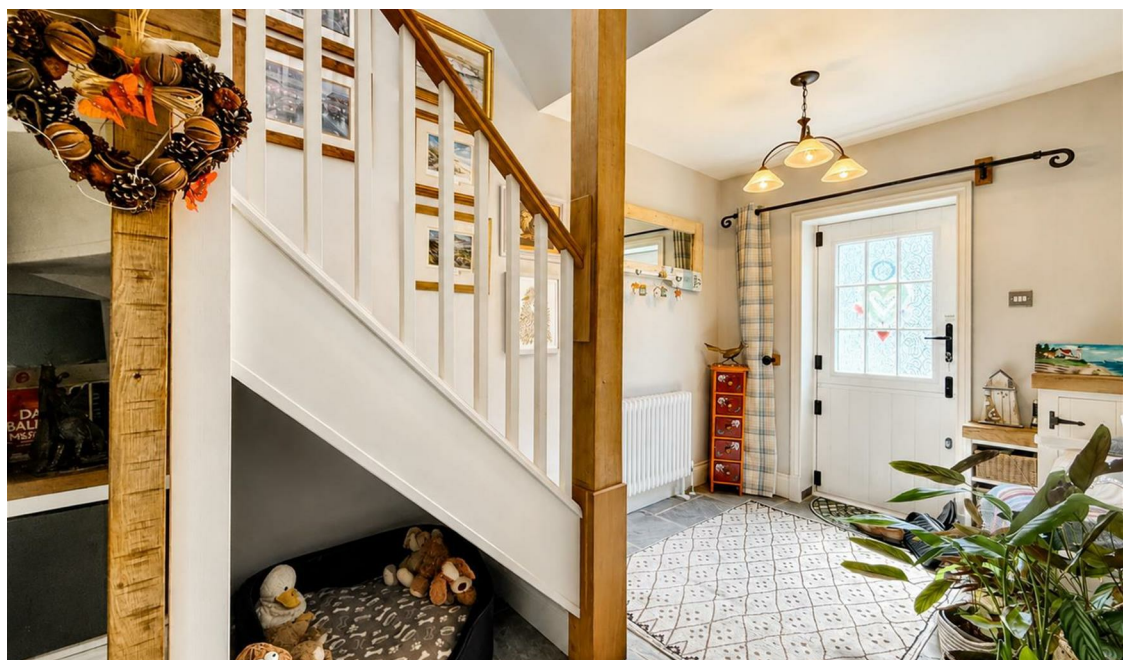


Council Tax Band: D



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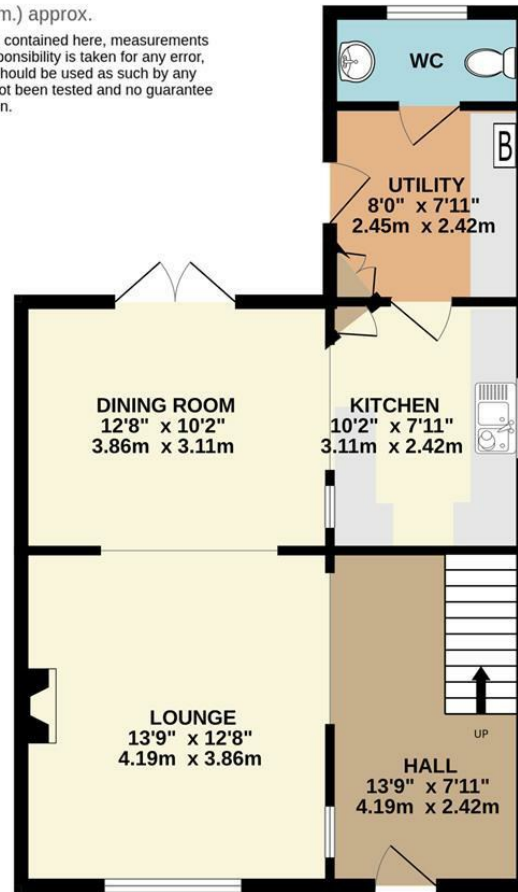
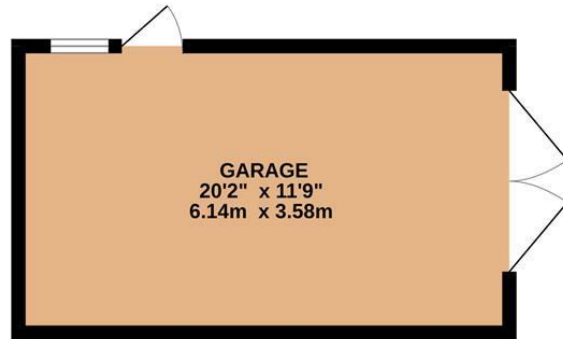
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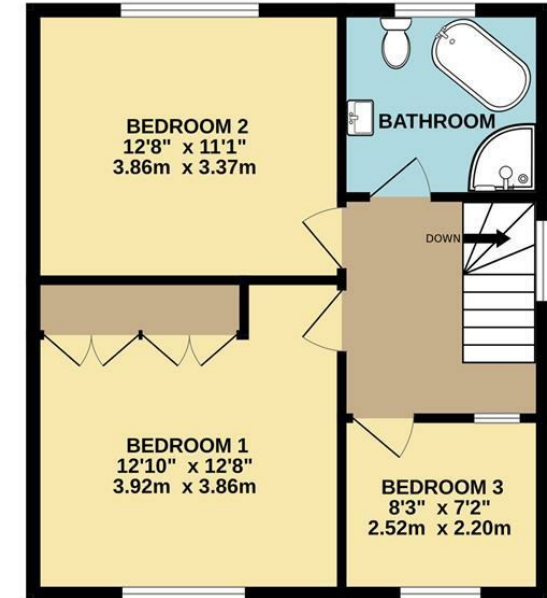
TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.

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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GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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