



2 Wistaria Cottages Summer Lane, Brixham, Devon, TQ5 0DL
Freehold House - Semi-Detached
Asking Price £299,000

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Tucked away at the end of one of Brixham's oldest and most characterful lanes lies Two Wistaria Cottages — a delightful semi-detached home steeped in history and full of charm. Dating back to the mid-1800s, this enchanting cottage once served the local landowners who showcased their livestock and horses here, with the elegant clock tower still standing proudly as a reminder of its storied past.

Reached via a private gravelled path and enclosed by traditional stone and timber boundaries, the cottage immediately exudes a sense of seclusion and timeless appeal. A beautifully preserved cobbled archway leads to the rear garden, where one of the property's most extraordinary treasures awaits — a rare 'Ebb and Flow' well. This remarkable feature, still retaining its original spout and mechanism, drops around 60ft and provides a permanent source of fresh spring water — a genuine rarity and a captivating talking point.

Inside, the cottage has been lovingly cared for and thoughtfully styled by its current owners over the past 12 years, blending the warmth of period character with the comforts of modern living. A generous entrance porch opens to a tastefully finished family bathroom, complete with a quality three-piece suite, thick stone partition walls, and contemporary flair. The heart of the home lies in the charming dining room — a welcoming space with exposed features and a central wood burner, perfect for intimate dinners or cosy evenings. To the rear, the light-filled lounge captures the afternoon sun and offers a tranquil view of the Wistaria that climbs across the cottage's southern face. Adjoining this space is a delightful conservatory, ideal for morning coffee or quiet reading with a view of the garden. The kitchen continues the authentic cottage aesthetic — practical yet characterful — with modern fittings complementing the rustic charm. Upstairs, the spacious landing leads to three inviting bedrooms, including two generous doubles at either end of the property and a smaller double in between. The principal bedroom features a large built-in wardrobe and access to a quaint stone balcony — a perfect spot for stargazing or enjoying the evening light over the rooftops.

Outside, the front courtyard is enclosed and gravelled for ease and privacy — a peaceful place to sit with a cup of tea. Passing under the archway reveals a hidden garden sanctuary: a sunny, secluded lawn framed by mature trees and the glorious Wistaria, with a sheltered seating area making for an idyllic setting for al-fresco dining.

Though brimming with period character, Two Wistaria Cottages is not Grade-listed, offering flexibility for future owners. The home benefits from gas-fired central heating, UPVC double glazing, and the natural insulation of thick stone walls — ensuring comfort and efficiency year-round. While there is no on-site parking, there is always ample space available just beyond the gravelled approach.

This truly special property offers the rare opportunity to own a living piece of Brixham's history — a charming, versatile home where heritage and modernity sit beautifully side by side. We are pleased to offer this property to market with NO ONWARD CHAIN.

Council Tax Band: B



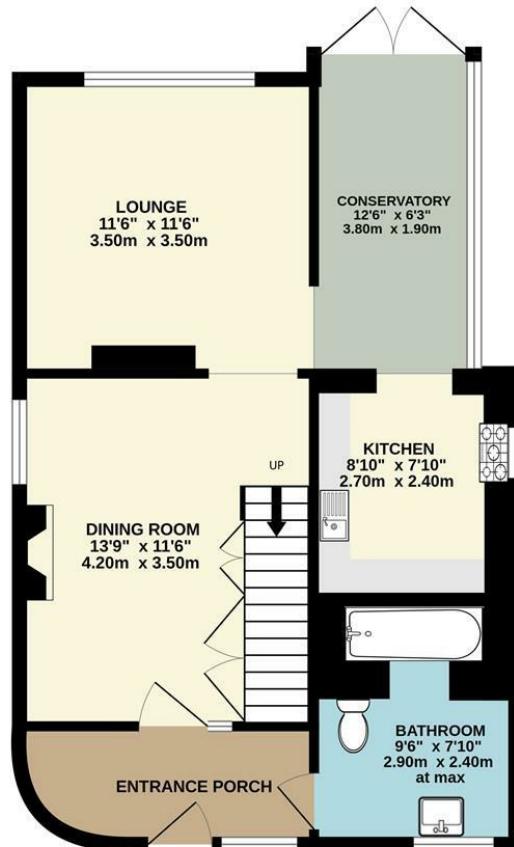
- Charming 1800's Character Cottage
- Unique 'Ebb and Flow Well'
- Central & Convenient Location

- Beautiful South Facing Garden
- Three Double Bedrooms
- Offered With No Chain

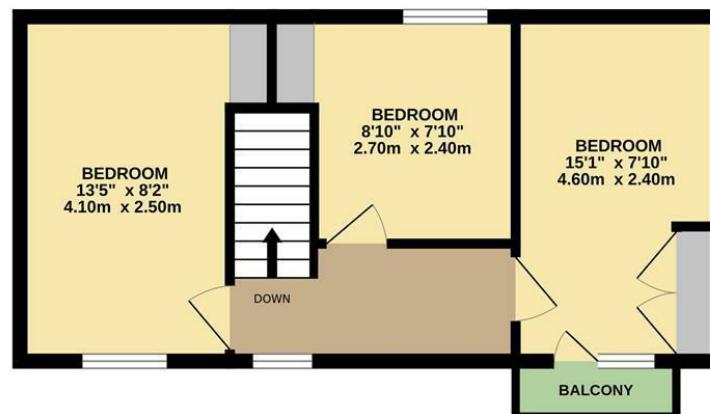




GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.

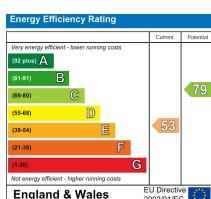


TOTAL FLOOR AREA: 896 sq.ft. (83.3 sq.m.) approx.

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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