



8 Higher Street, Brixham, Devon, TQ5 8HW  
Freehold House - Terraced  
Asking Price £255,000

**boyce**brixham  
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Positioned on the hillside above the picturesque harbour town of Brixham, this charming character cottage enjoys a highly desirable setting within the harbour bowl. The location places the bustling town centre, waterfront, and a wide selection of shops, cafés, and restaurants all within easy walking distance, making it perfect as a main residence, holiday home, or investment opportunity.

The property is full of charm and personality, beautifully blending period features with modern touches throughout. Currently used as a personal holiday home the property is offered with no onward chain. The property has historically been used as a successful holiday let and was always very popular due to its condition and great location.

Upon entering, you are welcomed into a delightful open plan kitchen, dining, and living space—perfectly suited to modern living. A striking exposed stone wall with fireplace creates a warm and inviting focal point, while the kitchen is fitted with stylish shaker units, integrated appliances, and offers direct access to the rear courtyard. This sociable layout makes the ground floor both practical and full of character.

The first floor comprises a generously sized bedroom, complete with built-in storage including a wardrobe and airing cupboard, along with a spacious family bathroom. The bathroom is well-appointed, featuring a bath with shower over, offering both comfort and convenience.

On the top floor, the property continues to impress with a bright and airy principal bedroom featuring a dormer window to the front, enjoying open town views. A further linked third room provides flexible accommodation and is currently used as a third bedroom, making it ideal for guests, children, or even a home office space.

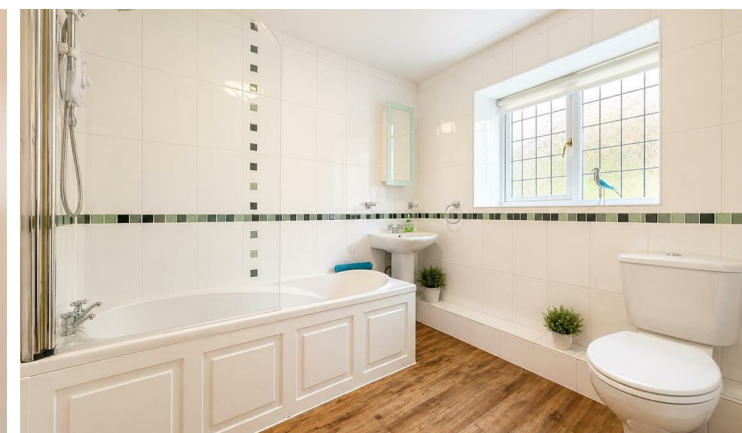
Externally, the cottage benefits from a well-presented, low-maintenance courtyard garden to the rear. This private outdoor space has been thoughtfully landscaped to provide a patio area with a raised bed, perfect for relaxing or entertaining. Combining location, charm, and versatility, this delightful cottage offers a wonderful opportunity in the heart of this sought-after coastal town. Property is available with most furniture, fixtures and fittings.

**Council Tax Band: B**



- Tucked Away Near The Harbour Bowl
- Close To Shops, Cafés & Restaurants
- Smart Modern Kitchen & Bathroom
- Great Holiday Lock & Leave It Home

- Just Two Minutes To Waterfront
- Very Well Presented & Great Character
- Gas C H & PVC-u Double Glazing
- Appealing 3 Bed Fisherman's Cottage



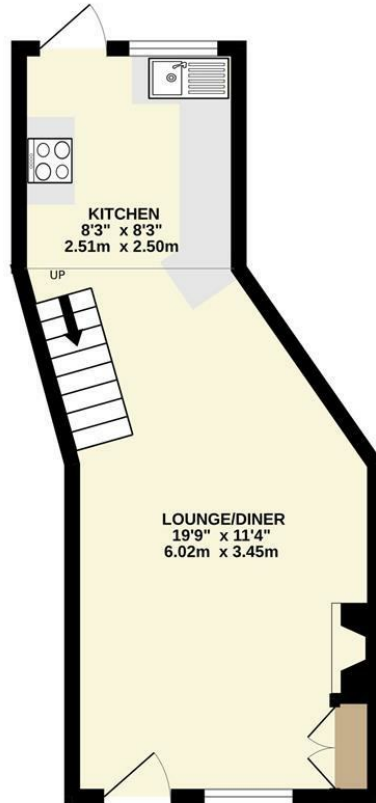
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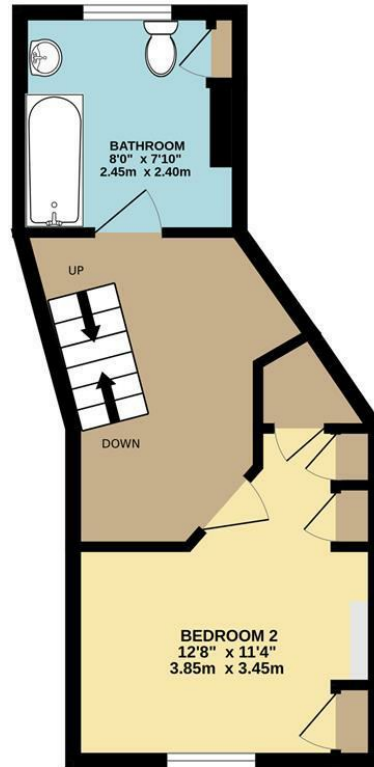




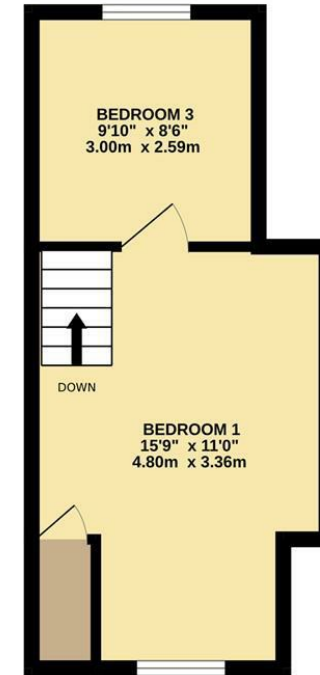
GROUND FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR  
277 sq.ft. (25.8 sq.m.) approx.



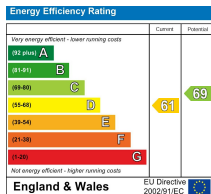
2ND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.6 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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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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