



Lantern Cottage, 9 St. Peters Hill, Brixham, TQ5 9TE
Freehold House - End Terrace
Asking Price £269,950

boycebrixham
email property@ljboyce.co.uk call 01803 852736

An exciting opportunity to acquire a beautifully renovated and wonderfully characterful fisherman's cottage in the very heart of Brixham's historic harbour bowl. Positioned towards the lower end of St Peter's Hill, the property is just a brief walk from Fore Street with the bustling harbour and waterfront approximately two minutes away on foot. A maze of traditional pathways, steps and narrow lanes can be explored directly from the doorstep, making this an ideal permanent home, coastal retreat or lock-up-and-leave holiday home.

The cottage has been completely renovated from top to bottom by the current owners, creating a beautifully presented home which successfully combines modern comforts with the charm expected of a traditional Brixham fisherman's cottage. Character features include exposed limestone walls, timber beams and vaulted ceilings, while the accommodation is arranged over several interesting levels and comprises a living room, kitchen/dining room, ground-floor shower room and two bedrooms.

The kitchen/dining room is particularly impressive, finished with smart blue cabinetry complemented by solid wood block work surfaces, an inset Belfast-style sink, brass fittings and attractive tiled splashbacks. The result is a stylish contemporary kitchen which sits perfectly alongside the cottage's period character. There is also a smart ground-floor shower room fitted with a quality white suite and tiled surrounds, while a gas-fired combination boiler provides central heating and hot water.

The sleeping accommodation comprises two bedrooms, the first benefiting from useful built-in storage. Stairs continue to the upper floor where the second bedroom provides another wonderfully characterful space, enhanced by an impressive vaulted ceiling which adds to the individuality and charm found throughout the cottage.

Outside space is a particular feature and a real bonus for such a central harbour property. Immediately off the kitchen is a small lower courtyard providing access onto the adjoining side lane, while the main outside space is found on the middle floor. Here, a generous roof terrace and walled garden provides a secluded and sunny spot to relax, dine and enjoy the surrounding outlook. Finished with low-maintenance composite decking and framed by an attractive limestone wall, it creates a superb extension of the living accommodation during the warmer months.

With Brixham's harbour, waterfront, shops, cafés, pubs and restaurants all within a few minutes' walk, the location is difficult to beat. Combining a superb harbour-bowl position, two bedrooms, excellent outside space and a comprehensive renovation, this charming cottage offers considerably more than first meets the eye.

Council Tax Band: B

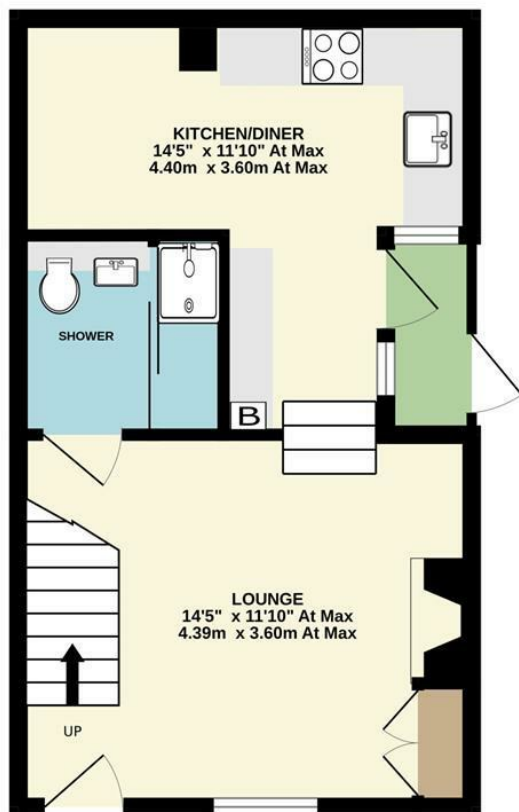


- Beautifully renovated fisherman's cottage
- Two characterful bedrooms
- Exposed limestone walls and beams
- Heart of Brixham harbour bowl
- Sunny sea view roof terrace
- Harbour just two minutes away

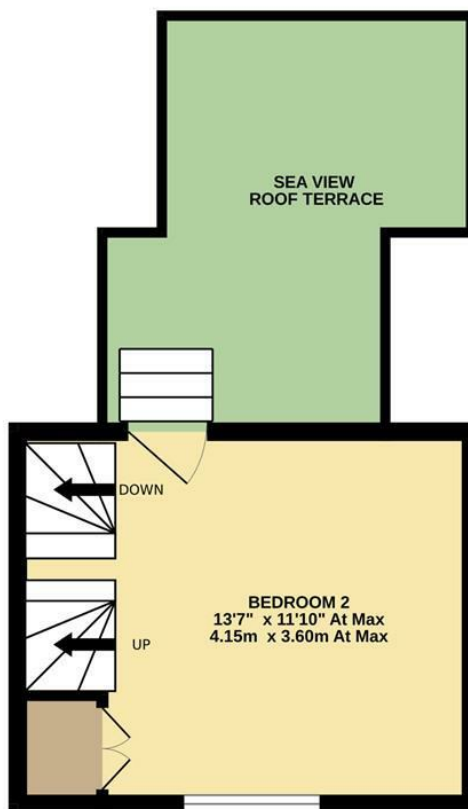


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GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
170 sq.ft. (15.8 sq.m.) approx.

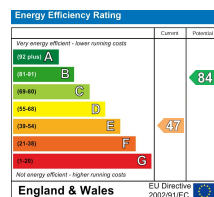


2ND FLOOR
168 sq.ft. (15.6 sq.m.) approx.

TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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