



74 Higher Street, Brixham, Devon, TQ5 8HW
Freehold House - Terraced
£260,000

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

Perched above Brixham's colourful town and harbour, Mainsail Cottage is a deceptively spacious THREE DOUBLE BEDROOM FISHERMAN'S COTTAGE, full of authentic character and unmistakably Brixham charm. Set on the ever-popular Higher Street, the property is just a couple of minutes' walk downhill to the waterfront, while its elevated position affords exceptional views across the town and iconic inner harbour.

The accommodation is arranged over three floors, with a wonderfully individual layout that makes the most of its elevated setting. The main living accommodation occupies the first floor, positioned to take advantage of the outlook across Brixham, while three genuinely generous double bedrooms are split between the ground and second floors. Throughout the cottage there is a wealth of original charm and character, creating a home that feels entirely at home within this historic part of the town.

Undoubtedly one of Mainsail Cottage's defining features is the incredible rear roof deck. Sitting high above the surrounding rooftops, it enjoys a commanding 'crow's nest' perspective across Brixham, with a particularly impressive outlook over the inner harbour. It is a fantastic spot for morning coffee, evening drinks or simply watching the boats and activity around the harbour below.

Outside, there is more space than might initially be expected from such a central location. In addition to the roof deck, the cottage enjoys a private lawned garden, flanked by established shrubs and providing a more secluded outdoor space away from the bustle of the waterfront.

Mainsail Cottage has evolved and been adapted over the years and now offers an incoming owner the opportunity for some gentle refreshing to suit their own tastes, while retaining the individuality and character that makes the property so appealing. Recent investment includes a full electrical rewiring in 2025, together with remedial attention to the front section of the roof in 2026. Electric heating is provided throughout.

For those searching for something quintessentially Brixham, Mainsail Cottage combines three excellent double bedrooms, generous accommodation, fantastic outside space and memorable harbour views, all within a two-minute walk of the town and waterfront. There is no allocated parking, although street parking and paid permit parking are available nearby.

Offered for sale with NO ONWARD CHAIN.

Council Tax Band: B



- Quintessential Fishermans Cottage
- Superb Rear Garden & Sun Deck
- Offered With No Onward Chain

- Three Double Bedrooms
- Panoramic Harbour, Sea & Town Views
- Freehold / Council Tax Band B

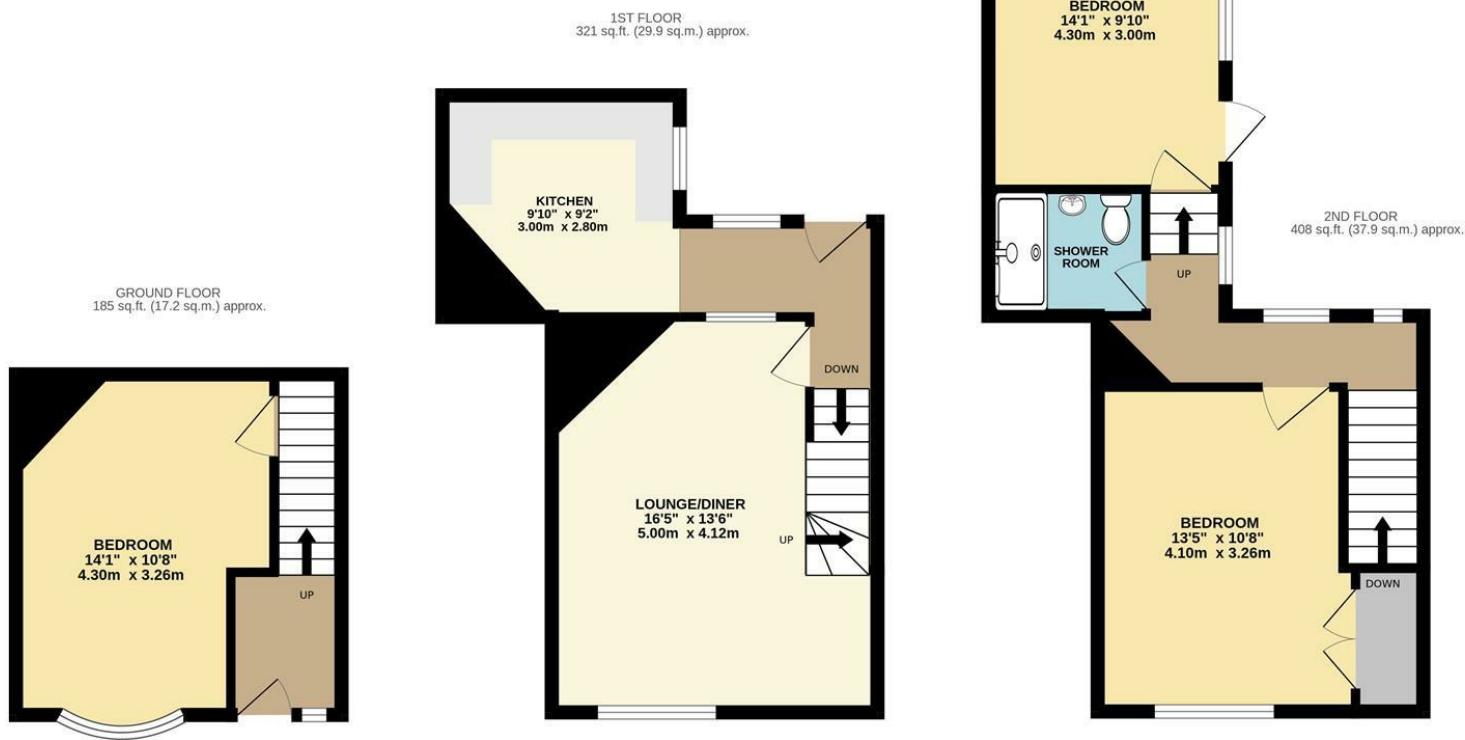


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TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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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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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