



Burton Street, Brixham, TQ5 9HT



www.ericlloyd.co.uk

£280,000 Freehold

“A DECEPTIVELY SPACIOUS FOUR BEDROOM CHARACTER COTTAGE”

This truly charming **FOUR BEDROOM Grade II listed period home**, is well positioned in the picturesque harbour town of Brixham. Believed to date back several centuries, this characterful cottage effortlessly combines historic charm with surprisingly generous accommodation arranged over three floors. Conveniently located roughly half a mile from the town centre, bustling harbour, shops, cafés and restaurants, the property also benefits from a highly sought-after feature rarely found in this part of town: **PRIVATE DRIVEWAY PARKING** to the front.

The cottage is full of character, with a wealth of original features that reflect its heritage and create a warm and inviting atmosphere throughout. Entering the property, you are welcomed into a spacious sitting room, a comfortable and attractive living space with stairs rising to the first floor. The accommodation flows naturally through to a well-proportioned kitchen/dining room, fitted with a range of units and wood worktops, with space for freestanding appliances. A window and door provide access to a small rear access courtyard.

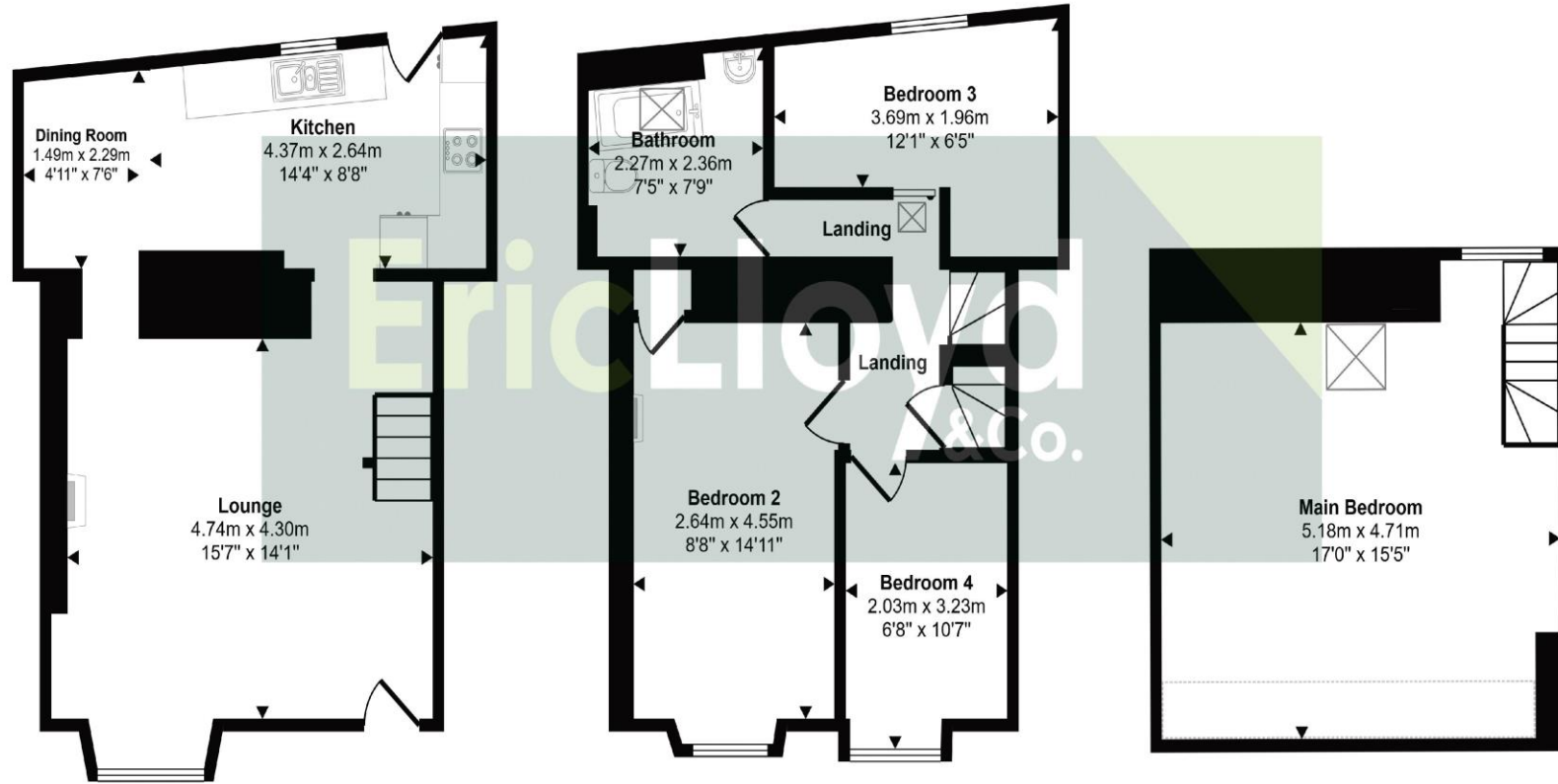
On the first floor are three bedrooms and the family bathroom. One of the bedrooms is a generous double room, while the remaining two are ideal as single bedrooms, children’s rooms or home offices. The bathroom is notably spacious and fitted with a white suite including a bath with shower over.

Occupying the entire top floor is an impressive principal bedroom. This wonderfully spacious room features a vaulted ceiling with exposed beams, creating a striking and characterful retreat with ample room for bedroom furniture.

The property is offered for sale with **NO ONWARD CHAIN** and is currently operated as a highly successful holiday let, presenting an excellent opportunity for those seeking a ready-made investment or a substantial family home in a prime coastal location. With its deceptively spacious layout, historic charm and exceptional convenience, this delightful cottage is a rare opportunity in one of South Devon’s most desirable seaside towns.




Approx Gross Internal Area
110 sq m / 1188 sq ft



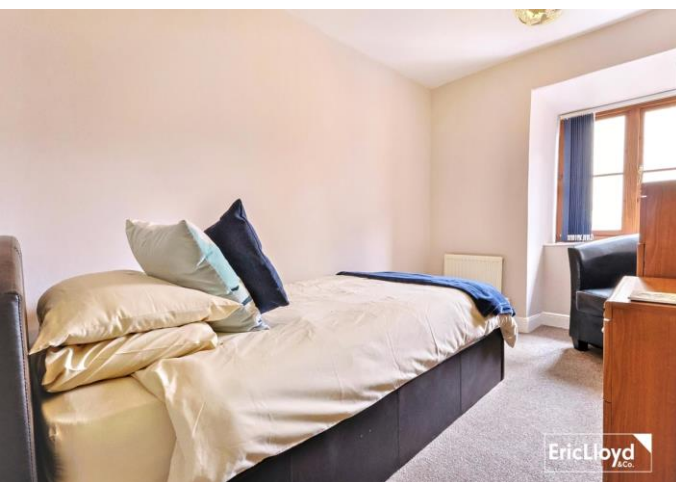
Ground Floor
Approx 41 sq m / 436 sq ft

First Floor
Approx 42 sq m / 451 sq ft

Second Floor
Approx 28 sq m / 302 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: N/A Listed

COUNCIL TAX BAND: A

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband is available. Mobile phone reception can be patchy due to the thickness of the walls.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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