

King Street, Brixham, TQ5 9TW

EricLloyd &Co.





£325,000 Freehold

Tucked away in the very heart of Brixham's picturesque harbour bowl, just a stone's throw from the vibrant town centre, harbour and waterfront, this beautifully finished TWO BEDROOM CHARACTER COTTAGE offers a wonderfully versatile home arranged over four floors, with the added attraction of a charming mezzanine snug enjoying elevated harbour views.

Entering from King Street, the property opens into a stunning open-plan kitchen, dining and living space, creating a welcoming hub with an abundance of character. The kitchen is fitted with cream Shaker-style units, wood-effect worktops and a useful breakfast bar, together with an electric hob and cooker hood, integrated dishwasher and under-counter fridge, which is to remain. A large exposed ornate stone fireplace provides a striking focal point to the room, complemented by a bespoke wooden window shutter to the front. To the rear, double-opening French doors lead directly onto a composite-decked balcony, creating an ideal spot for enjoying the atmosphere of this historic harbour town.

The lower ground floor was previously home to a local gin distillery, where the much-loved Deck Chair Gin was produced. This space has now been transformed into a generous utility and storage area, providing ample room for white goods and additional storage, together with convenient access onto New Quay Lane. The property is served by an Ideal Logic combination boiler.

On the first floor is a double bedroom featuring another impressive exposed stone ornate fireplace, along with period-style built-in wardrobes and drawers. Also on this level is a contemporary shower room comprising a Mira electric shower within a quadrant cubicle, WC, pedestal wash hand basin and heated towel rail, with a rear-facing window providing natural light.

The top floor provides a further double bedroom, again benefiting from an attractive exposed stone fireplace and built-in cupboards. A second modern shower room includes a mains-fed shower, WC, pedestal basin and heated towel rail, together with a rear window. From the bedroom, stairs rise to the delightful mezzanine snug, cleverly positioned within the roof dormer. This provides a cosy additional seating area and, most notably, enjoys wonderful views across the rooftops towards the town and across to the inner harbour.

The property was comprehensively refurbished several years ago with considerable attention to detail and no expense spared. The quality of the finish remains immediately apparent, while the combination of period character, thoughtful modernisation and exceptional central location makes this a particularly special Brixham home. Equally suited to full-time occupation, a coastal retreat or holiday letting, King Street offers a rare opportunity to enjoy the very best of harbourside living.

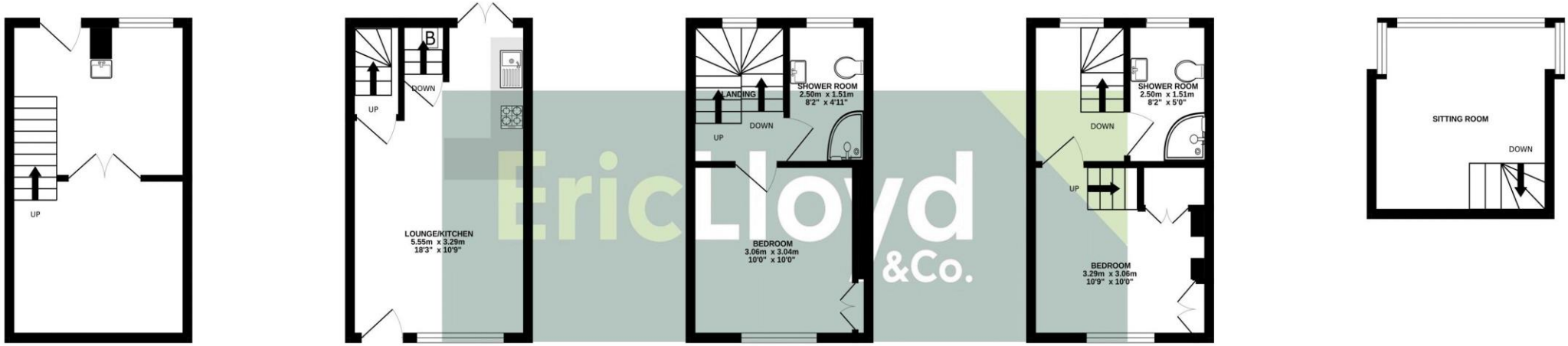
GROUND FLOOR
18.0 sq.m. (194 sq.ft.) approx.

ENTRANCE FLOOR
18.3 sq.m. (196 sq.ft.) approx.

1ST FLOOR
17.9 sq.m. (192 sq.ft.) approx.

2ND FLOOR
18.0 sq.m. (194 sq.ft.) approx.

3RD FLOOR
11.1 sq.m. (119 sq.ft.) approx.



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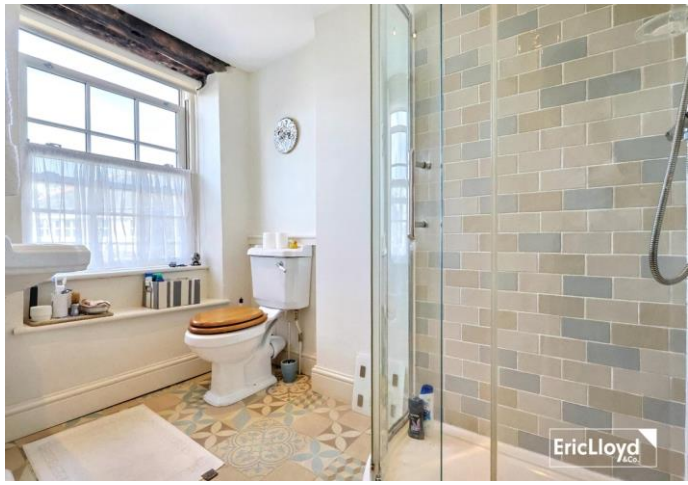












ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: A

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception is available at this address.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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