

Polhearne Lane, Brixham, TQ5 9LE

EricLloyd &Co.





£245,000 Freehold

A beautifully presented and characterful **TWO BEDROOM COTTAGE**, tucked away in a traffic-free setting within Higher Brixham within waliking distance of local shops and primary schools.

Offering well-proportioned accommodation arranged over three floors, the property combines traditional cottage charm with a number of useful modern features. A particular highlight is the attractive southerly facing cottage-style rear garden, which extends to a superb garden room/home office, providing a versatile space ideal for working from home, hobbies or additional recreational use.

The property is approached from Polhearne Lane, with a composite stable door opening directly into the fitted kitchen. The kitchen is fitted with a range of light oak wall and base cupboards complemented by wooden working surfaces and an inset stainless steel sink. Integrated appliances include an under-counter electric oven with hob and cooker hood over, while there is space for a washing machine and fridge. Modern tiled surrounds and a front-facing window provide a practical and bright working environment.

Partially open plan, the kitchen leads through to a cosy lounge featuring a fireplace recess with log burner and attractive wood mantel over, together with a built-in cupboard and display shelving.

A wide opening leads through to the dining room at the rear, a good-sized and versatile space enjoying a window and door opening directly onto the garden. On the first floor is a generous family bathroom/W.C., fitted with a white suite comprising panelled bath with independent electric shower over, pedestal wash basin and low-level W.C. A range of fitted cupboards provides excellent storage.

Opposite is the principal bedroom, which enjoys a lovely outlook across the rooftops towards St Mary's and Southdown Hill. Bespoke built-in wardrobes and storage complement the room, together with an ornate feature fire surround.

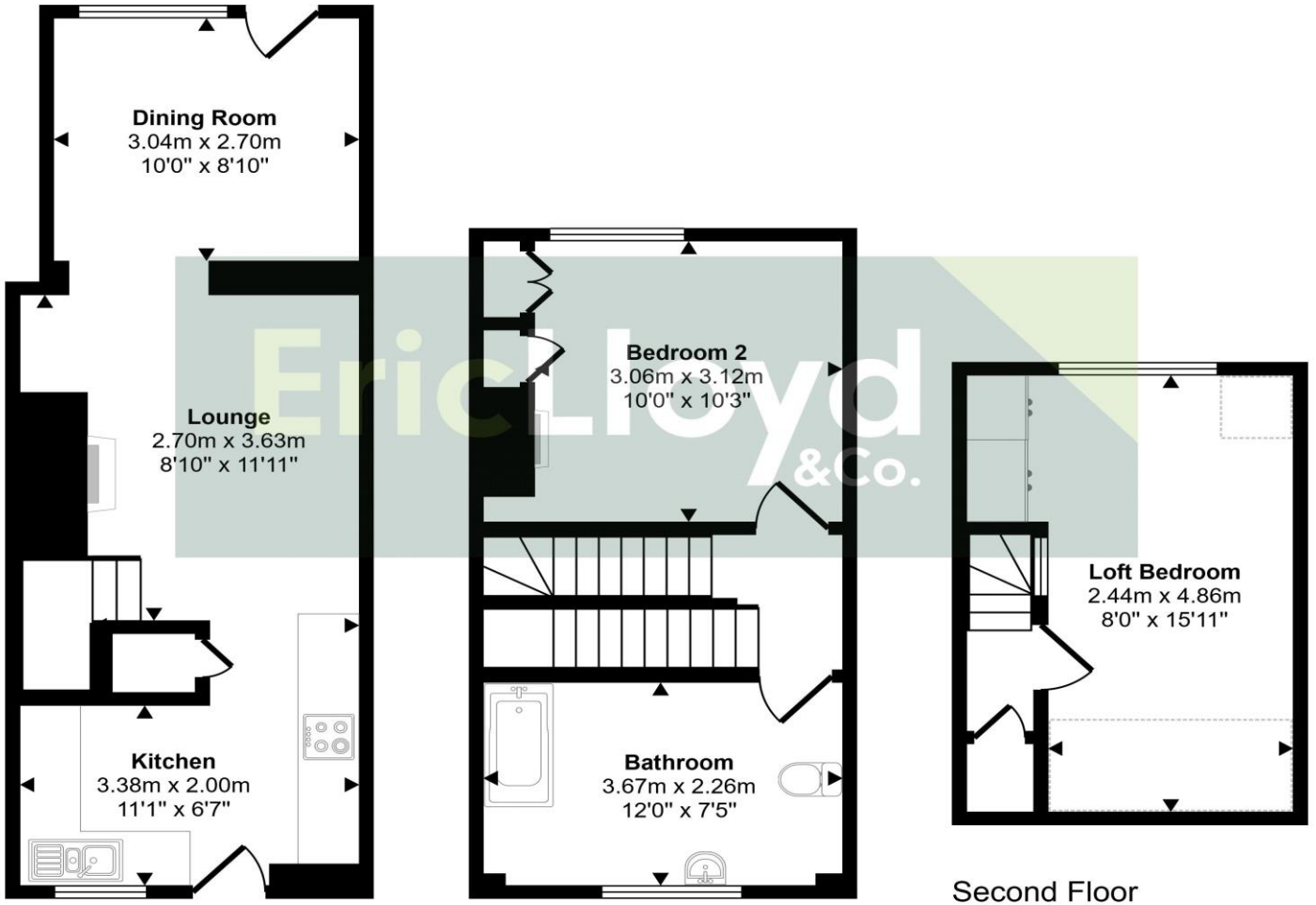
The second floor provides a generous loft bedroom, again benefiting from bespoke built-in wardrobes and storage, as well as a pleasant countryside outlook.

Outside, the rear garden is a notable feature. Enjoying a southerly aspect, it is enclosed and arranged in an attractive cottage style, with a good-sized paved seating area leading onto a gravelled section and onwards to the excellent garden room/home office. This useful addition significantly enhances the versatility of the property.

Gas-fired central heating and double glazing are installed. Internal viewing is highly reccomended.

Polhearne Lane is situated within Higher Brixham, an established residential area of this popular South Devon coastal town. Brixham is renowned for its picturesque harbour, attractive streets and strong maritime heritage, with a variety of independent shops, cafés, restaurants and everyday amenities. The town also provides access to the beautiful South Devon coastline and surrounding countryside, making this an appealing location for both permanent residence and holiday use. The property's tucked-away position, pleasant outlook and southerly facing garden combine to create a particularly appealing cottage in a sought-after part of Brixham.

Approx Gross Internal Area
73 sq m / 787 sq ft



Ground Floor
Approx 32 sq m / 339 sq ft

First Floor
Approx 26 sq m / 280 sq ft

Second Floor
Approx 16 sq m / 168 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: C COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile performance is as follows: EE 83% / VODAPHON 83% / O2 77% / THREE 75%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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