



Prospect Road, Brixham, TQ5 8HS



£375,000 Freehold

A rare fully refurbished charming cottage plus delightful stone building with slate roof and vaulted ceiling, generous parking and additional sunny garden all with enviable views over the harbour

Set in an idyllic position with amazing harbour views on a sought after road in Brixham, this beautiful charming two bedroom cottage plus stone studio enjoys elevated views across the harbour and blends character features with thoughtful modern touches throughout.

Opposite the cottage there is the fantastic addition of a studio stone building with a slate roof and vaulted ceilings-useful as an office, hobby room or entertaining area, plus a good size parking space and extra outside area with a delightful sunny garden and substantial storage all with stunning views over the harbor.

From the gate, you are welcomed into a lovely seating area, perfectly positioned to take in the ever-changing harbour outlook. A stable-style front door opens into a bright, open-plan living space where a beautifully white-washed exposed stone wall sets the tone. Original features have been carefully restored, creating a sense of history while still feeling fresh and contemporary.

The living area flows seamlessly into a spacious kitchen to the rear of the property, fitted with underfloor heating, built-in appliances, and ample storage, all finished in an elegant cream-effect design that complements the home's character.

Upstairs, a wonderfully placed Velux window, with automatic rain closing sensors, allows plenty of natural light to flood in. The bathroom continues the quality feel, with underfloor heating, and a white marble style worktop. A modern walk-in shower accompanied with handmade tiles, basin, and WC complete the space.

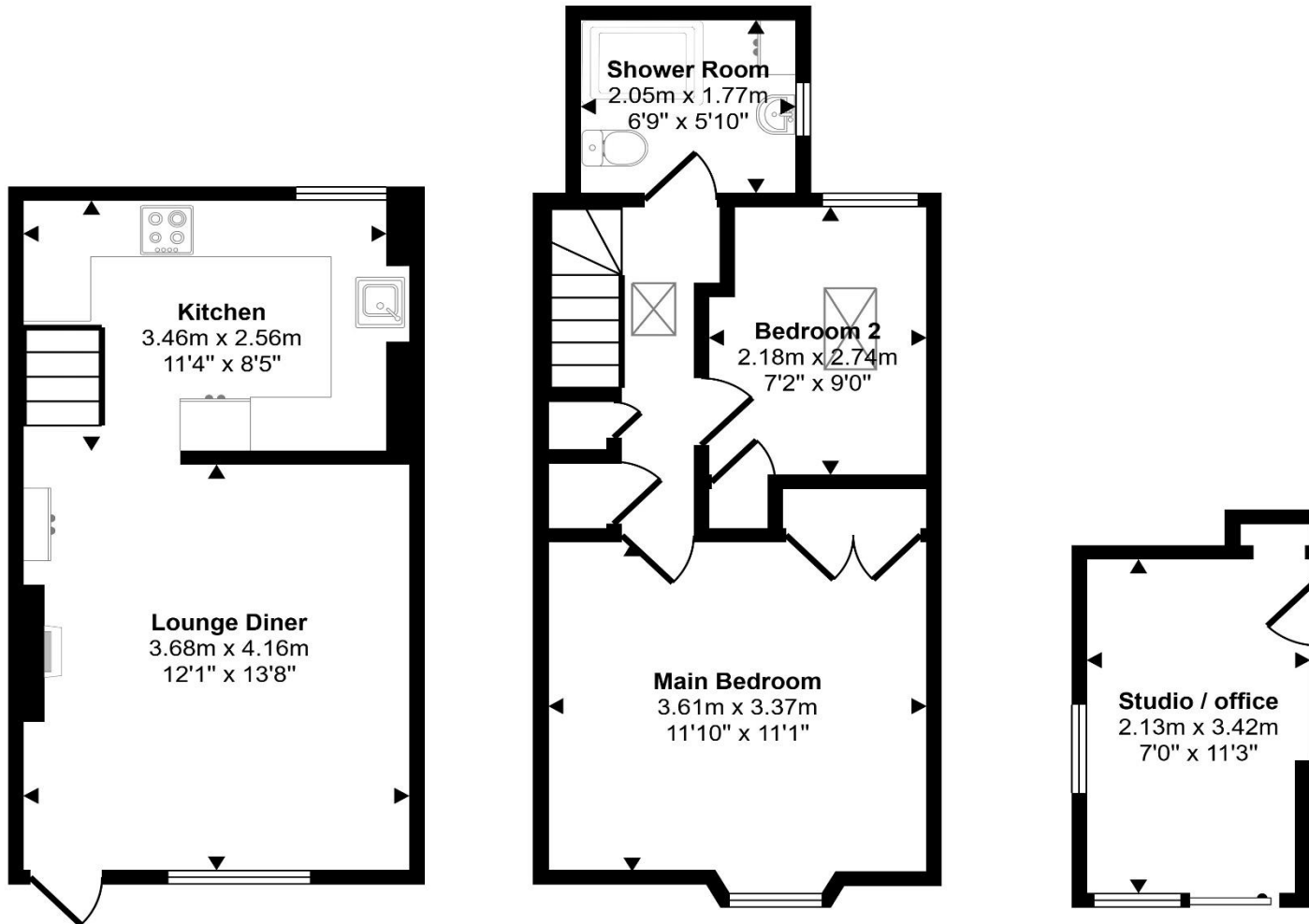
Along the landing, bedroom two is to the rear of the property, it is a well-proportioned double and benefits from a built-in wardrobe. To the front of the house, the master bedroom enjoys the harbour views, offering an idyllic retreat with a double wardrobe, restored original features, vaulted ceilings, and carefully considered lighting.

Perfectly positioned to enjoy the best of coastal living, Brixham's vibrant harbour a two-minute walk away, with its array of independent shops, cafés, and renowned seafood restaurants. The town offers a strong sense of community, excellent local amenities, and easy access to picturesque coastal walks along the South West Coast Path. Nearby beaches, coves, and the beautiful surrounding countryside of South Devon provide endless opportunities for outdoor pursuits, while Torquay and Dartmouth are easily reached for further shopping, leisure, and transport links. This location perfectly balances seaside charm with everyday convenience.

This is a unique opportunity to own a rare delightfully, fully refurbished, stunning character home with a recently replaced roof, kitchen, shower room electrics and heating system. Plus a charming separate stone building with slate roof and vaulted ceiling, generous single parking space and additional sunny garden. The entire property has enviable views over the harbour. This is a unique opportunity to own a rare delightfully, fully refurbished, stunning character home with a recently replaced roof, kitchen, shower room electrics and heating system. Plus a charming separate stone building with slate roof and vaulted ceiling, generous single parking space and additional sunny garden. The entire property has enviable views over the harbour.



Approx Gross Internal Area
62 sq m / 665 sq ft

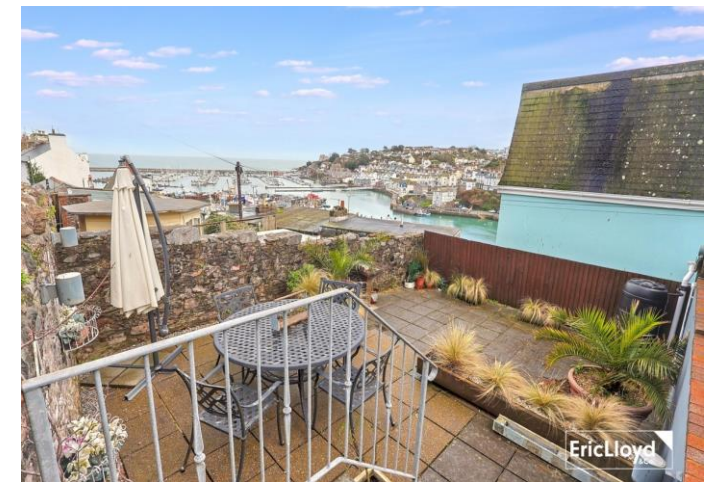


Ground Floor
Approx 25 sq m / 272 sq ft

First Floor
Approx 29 sq m / 312 sq ft

Studio / office
Approx 8 sq m / 81 sq ft

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 property is on all main services, mobile phone and broadband are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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