



Old Forge Cottage, 133 Mount Pleasant Road, Brixham, Devon, TQ5 9RY
Freehold Cottage - Terraced
Asking Price £595,000

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The Old Forge is an exceptionally spacious and attractive Grade II listed period residence, occupying a prominent position within the historic harbour bowl of Brixham. Believed to date from the early 19th century, this distinctive home is considered to be one of the larger properties along Mount Pleasant Road, offering generous four-bedroom accommodation arranged over three floors. Beautifully maintained, the property combines genuine period character with comfortable modern living and, unusually for a home so close to Brixham's town and harbour, benefits from generous off-road parking for three vehicles.

The property forms part of the Grade II listed terrace at 127–133 Mount Pleasant Road, an attractive group of early 19th-century homes recognised for their architectural and historic interest. The Old Forge retains a wealth of character, including traditional timber sash windows and an impressive period façade. Recent improvements have been sympathetically undertaken and include lime rendering, a new roof and replacement timber sash windows, helping to preserve the character and integrity of this special home.

An attractive approach immediately sets the tone. A wrought-iron gate opens onto a stepping-stone pathway set between raised beds planted with a selection of low-maintenance shrubs and border plants. The garden provides a delightful spot to sit and enjoy the afternoon and evening sunshine, while the handsome period frontage creates a particularly appealing first impression.

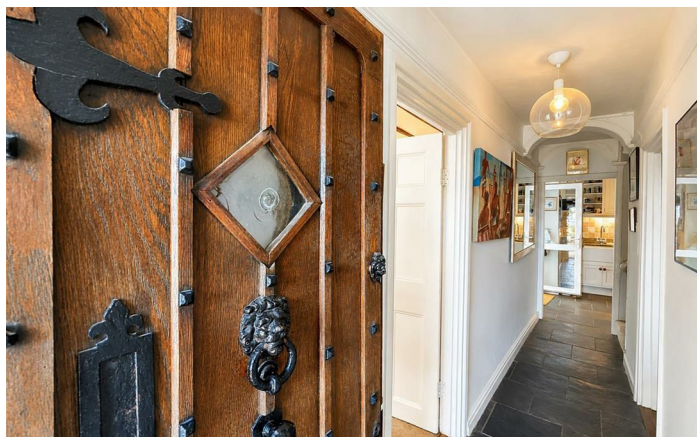
A traditional timber entrance door opens into a spacious and welcoming entrance hallway, immediately giving a sense of the generous proportions found throughout the house. The two principal reception rooms sit opposite one another at the front of the property, both enjoying pleasant outlooks across the pretty front garden through traditional timber sash windows.

The sitting room is positioned to the left and provides a wonderfully inviting everyday living space, with a wood-burning stove creating a warm focal point and complementing the period character of the room. Across the hallway, the separate dining room is equally well proportioned and features an attractive inset fireplace, providing an excellent setting for family dining and entertaining.

To the rear is the spacious kitchen, fitted with a comprehensive range of units complemented by quality granite work surfaces and a selection of appliances. The kitchen opens conveniently onto the private side/rear courtyard, creating an easy connection with the outside space during the warmer months. There is also useful under-stairs storage together with a handy pantry positioned just beyond the kitchen.



- Circa Early C19 With Georgian Influence
- Close To Town Centre, Harbour & Marina
- Smart Kitchen - Bespoke Units & Granite Worktops
- Enjoying Views Across The Town & Torbay
- 4 Beds (Main En Suite) & Family Bathroom
- Charming Grade II Listed Cottage With Parking



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Further practicality is provided by a separate utility room, offering dedicated space for laundry appliances and additional household storage. The combination of two reception rooms, a substantial kitchen, pantry and separate utility makes the ground floor particularly well suited to family life, while retaining the individual rooms and character expected of a period property of this calibre.

Stairs rise to the first floor, where there are two excellent-sized double bedrooms together with a smaller fourth bedroom, which would work equally well as a child's bedroom, guest room or home office. A family bathroom serves the bedrooms on this floor, with the generous proportions continuing throughout.

The principal bedroom occupies the second floor and is undoubtedly one of the highlights of the house. A fantastic-sized room, it enjoys an impressive degree of privacy together with elevated views across Brixham and glimpses towards the sea. The bedroom benefits from its own en-suite shower room and two useful eaves storage areas, one of which houses the combination boiler.

Outside, The Old Forge is particularly impressive for a property within Brixham's historic harbour bowl. In addition to the landscaped front garden, two timber gates open to provide off-road parking for three vehicles – a considerable rarity for a period home in such a central location. To the side/rear is a completely private walled courtyard, providing a wonderfully secluded setting for a table and chairs and ideal for alfresco dining or entertaining. An outside tap and courtesy lighting are also provided.

The location places the property within easy reach of everything that makes Brixham such a sought-after place to live. One of England's most picturesque working fishing ports, the town offers an excellent selection of independent shops, cafés, restaurants and everyday amenities centred around its colourful harbour and waterfront. Nearby Berry Head offers spectacular coastal walks, while numerous beaches and coves can be found around the bay. Churston Golf Club is approximately two miles away, with the A380 providing onward connections towards Newton Abbot, Exeter and the wider motorway network.

Offering some of the most generous accommodation found along Mount Pleasant Road, The Old Forge represents a rare opportunity to acquire a substantial period home within the Brixham harbour bowl. Four bedrooms, two reception rooms, a large principal suite, private outside spaces, sea glimpses and, importantly, parking for three vehicles combine to create an exceptionally versatile home. Its historic significance, character and scale set it apart from many properties in this central location, and an internal viewing is strongly recommended to fully appreciate everything this individual home has to offer.

AGENTS NOTE – GRADE II LISTED: The Old Forge forms part of the Grade II listed terrace at 127–133 Mount Pleasant Road. The front garden wall and gate piers are also Grade II listed, and the property lies within the Brixham Town Conservation Area.

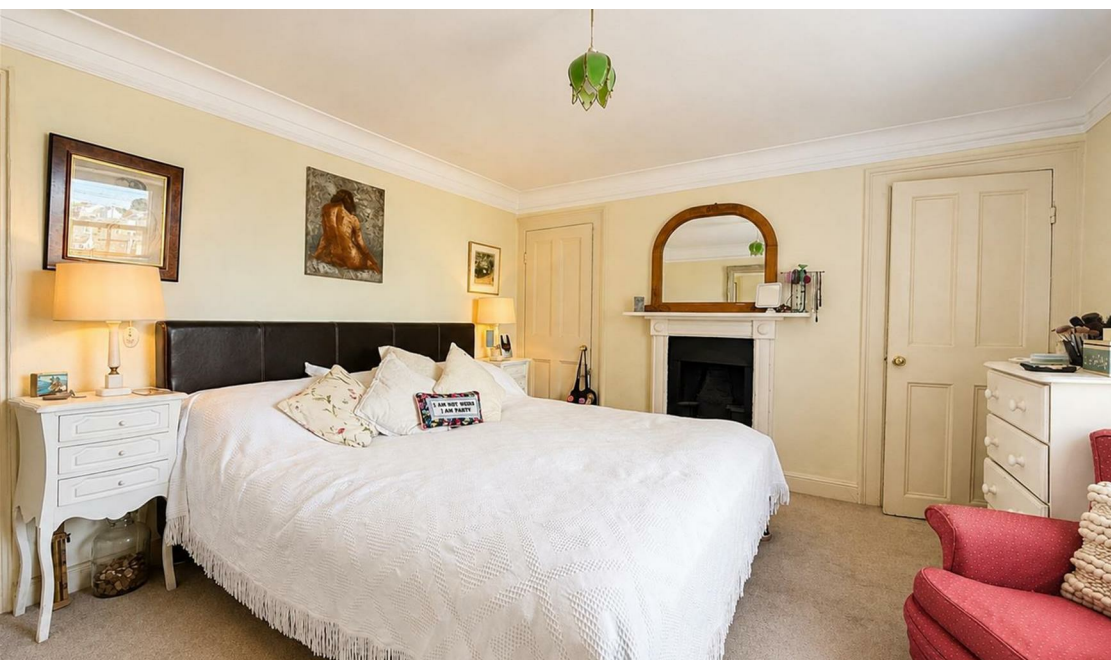


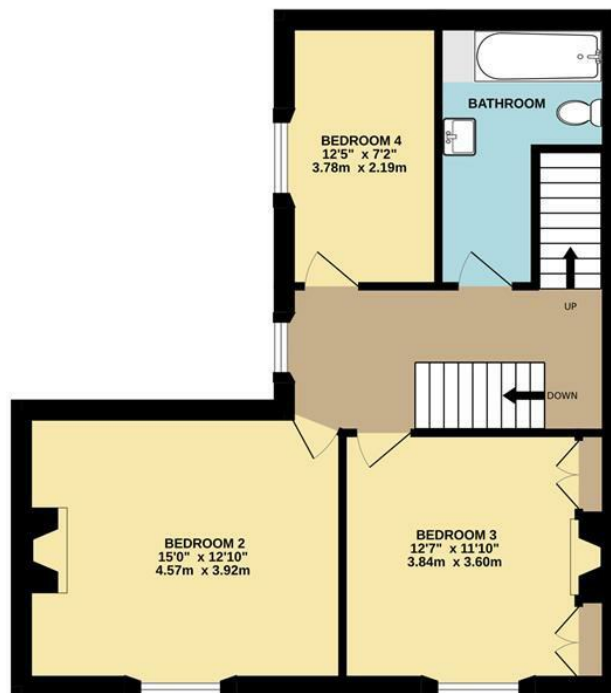
Council Tax Band: C



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TOTAL FLOOR AREA : 1502 sq.ft. (139.6 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			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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