



Windmill Hill, Brixham, TQ5 9DR

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**£189,950 Freehold**

**“Brimming with character and charm, yet modernized throughout for modern day living”**



A truly charming character cottage that we are informed dates back to around 1850. Bursting with period charm yet thoughtfully updated for modern living, this delightful three-bedroom home offers the perfect balance of history and contemporary comfort.

Lovingly modernised by the current owner, this mid-terrace cottage makes a striking first impression with its traditional façade and welcoming presence. Once inside, the open plan living and dining area creates a warm and inviting space ideal for everyday living as well as entertaining. Retaining many original features – such as exposed beams and partly exposed stone walls – the space has also been carefully updated with neutral décor and quality solid wood flooring to give a light, spacious and stylish feel. A lobby at the rear provides useful storage and access to a charming rear courtyard garden – a private and low-maintenance outdoor space ideal for morning coffee, alfresco dining, or simply enjoying the sunshine, though compact, the courtyard has plenty of potential for pots, planters, and outdoor seating.

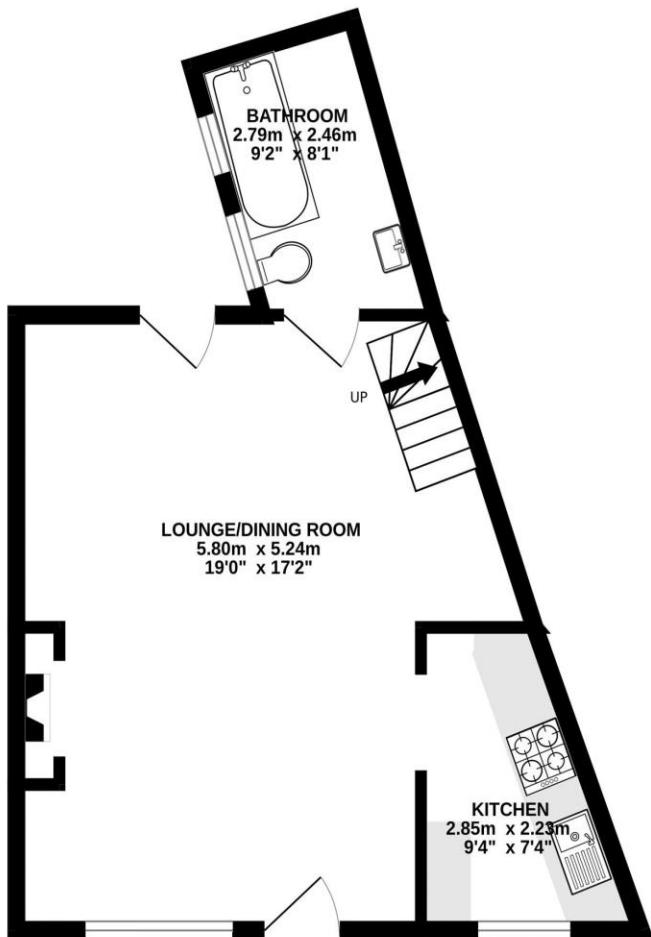
The fitted kitchen is compact yet practical, offering a smart and efficient layout that makes the most of every inch. The fridge and cooker are included in the sale. The ground floor bathroom, conveniently located off the ground floor living area, features modern fittings and a clean, fresh design.

Upstairs, via the pretty staircase, the property continues to impress with three bedrooms. The principal and second double bedrooms have ornamental, period style fireplaces installed, while the third bedroom is ideal as a home office space, or children's bedroom. A separate W.C. on the first floor adds to the practicality of the layout – an often-overlooked feature in many cottages of this era.

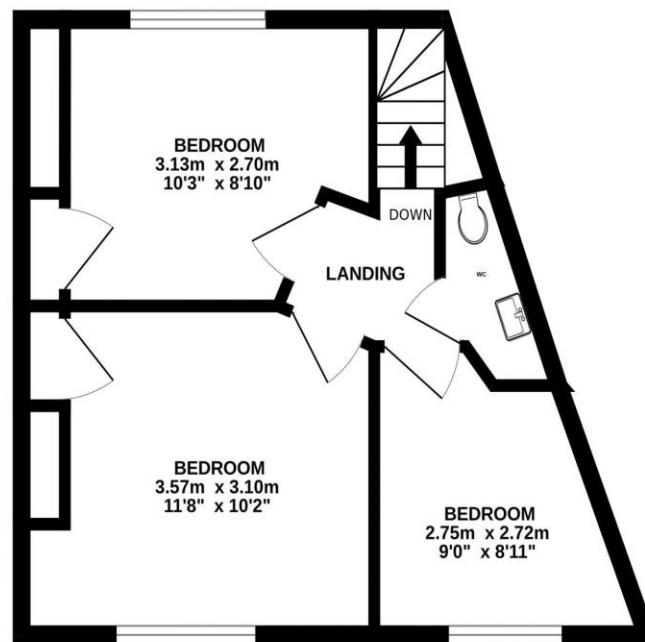
Windmill Hill is just a short walk from the town centre with its array of shops, cafés, bustling harbour and waterfront, the location is ideal for those who want to enjoy everything this vibrant fishing town has to offer. Whether you're looking for a charming full-time residence, a second home by the coast, or a holiday let investment, Windmill Hill ticks all the boxes.

Offering period charm, modern comforts, and a fantastic location, this cottage is a rare opportunity to own a slice of Brixham's rich heritage – all without compromising on style or functionality. With no forward chain and ready for immediate enjoyment, the cottage is a home that truly needs to be seen to be appreciated.

GROUND FLOOR  
34.7 sq.m. (374 sq.ft.) approx.



1ST FLOOR  
30.5 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA : 65.2 sq.m. (702 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: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available along with average mobile coverage.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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