



Cockleshell Cottage 14 Higher Street, Brixham, Devon, TQ5 8HW
Freehold House - Terraced
£254,750

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Set along the characterful Higher Street in the heart of Brixham, just a short stroll from the bustling harbour and an array of independent shops, cafes and restaurants. Cockleshell Cottage is beautifully finished and offers a great opportunity to own a slice of the town's rich history. Blending period charm with modern comfort, the property has been sympathetically updated to create a home that feels both luxurious and welcoming, it offers three bedrooms, a stylish courtyard garden and no onward chain.

The ground floor is thoughtfully arranged, with a cosy lounge to the front, perfect for relaxing evenings, and a generously proportioned kitchen diner that is bathed in natural light and designed for both everyday living and entertaining. At the rear, a stylish and contemporary shower room continues the high-quality finish seen throughout. Outside, the delightful courtyard garden provides a private space for morning coffee, al fresco suppers or summer barbecues, all with a sense of intimacy and style.

Upstairs, two well-presented double bedrooms reflect the property's elegant interior, offering both comfort and charm. A further staircase rises to the spacious third bedroom set within the loft, where a southerly open aspect brings in abundant light and creates a peaceful retreat with views across the town.

The property benefits from gas central heating and a carefully considered balance of historic character with modern convenience, this cottage is suited to a wide range of buyers—whether as a first home, a stylish investment or a generously proportioned holiday retreat.

Brixham's waterfront, with its picturesque Breakwater, Shoalstone Beach and scenic walks at Freshwater Quarry, is right on the doorstep, making this property perfectly placed to enjoy all the charm of coastal living. There are ample nearby on-street parking options available and central car parks provide practicality to complement the lifestyle.

This is a beautifully finished, character-filled home in one of Brixham's most desirable locations, ready to move straight into and enjoy. No onward chain.

Council Tax Band: B

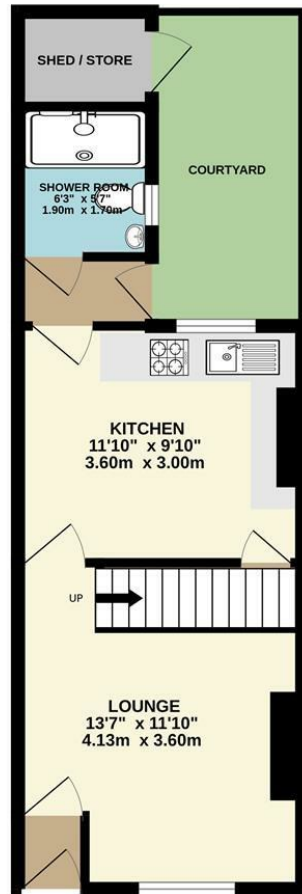


- Three Bedroom Freehold Grade II Listed Cottage
- Quintessential Brixham Location
- Beautifully Presented Throughout
- Plenty Of Character & Charm
- Council Tax Band B
- Street Parking Available Nearby





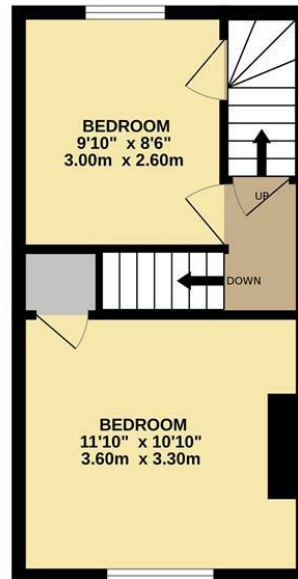
GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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1ST FLOOR
271 sq.ft. (25.1 sq.m.) approx.



2ND FLOOR
202 sq.ft. (18.7 sq.m.) approx.



Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D		61	75
(49-54) E			
(39-48) F			
(21-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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