



Cockle Cottage, 57 North View Road, Brixham, TQ5 9TS
Freehold House - Terraced
Asking Price £275,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Cockle Cottage presents a wonderful opportunity to acquire a charming two-bedroom mid-terraced fisherman's cottage, enviably positioned just above Brixham's picturesque harbour on the highly sought-after North View Road. Renowned for its spectacular inner harbour and sea views, the property is just a short stroll from the bustling waterfront, independent shops, cafés and restaurants.

Elevated above the quiet road, the cottage enjoys a delightful front seating area where you can relax and watch the activity of the harbour below whilst making the most of the sunny southerly aspect. Inside, a welcoming entrance hall leads through to a characterful sitting room featuring original built-in cupboards with LED mood lighting, useful understairs storage and a Victorian-style gas fireplace. Large front windows perfectly frame the colourful harbour views.

The well-appointed kitchen has been thoughtfully designed to make the most of the available space, offering generous worktops, ample storage and a useful walk-in pantry. A door leads directly out to the private rear courtyard, creating an ideal space for outdoor dining and entertaining.

Upstairs, there are two bedrooms and a spacious family bathroom with a built-in airing cupboard. The rear bedroom comfortably accommodates a small double bed, whilst the generous principal bedroom enjoys two built-in storage cupboards and outstanding views across Brixham's bustling fishing harbour and surrounding coastline.

A particular highlight is the exceptionally large, tiered rear garden. Beginning with a private courtyard, it rises to a sunny patio before continuing alongside a generous lawn to an elevated terrace. From here, you can enjoy panoramic views north across Tor Bay and beyond, making it the perfect spot to relax and unwind.

Blending period charm, practical accommodation and an enviable location, Cockle Cottage is an exceptional coastal home. Whether as a permanent residence, holiday retreat or investment, its superb harbour views, generous garden and character-filled interior combine to create a truly special Brixham property.

Council Tax Band: C



- Stunning Inner Harbour Views
- Exceptional Tiered Rear Garden
- Walk to Harbour and Town

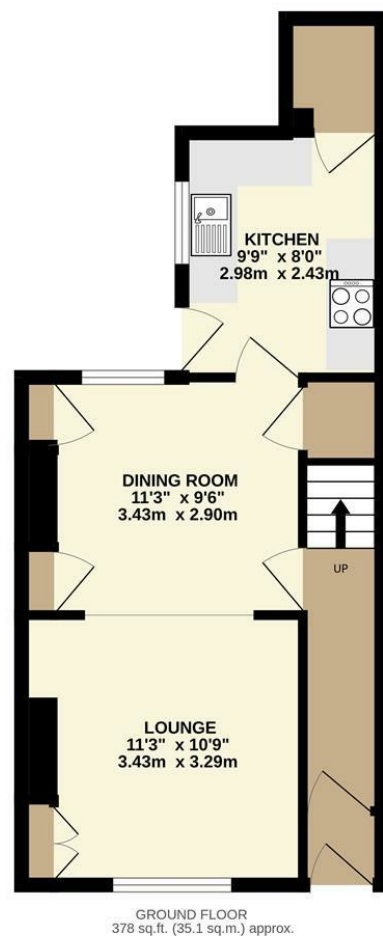
- Sought-after North View Road
- Charming Character Fisherman's Cottage
- Freehold - Council Tax Band C





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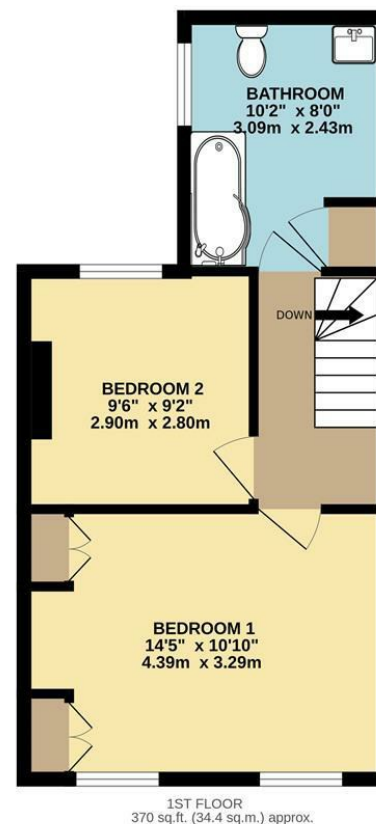
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TOTAL FLOOR AREA : 748 sq.ft. (69.4 sq.m.) approx.

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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Current EPC Rating:

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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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