



Church Street, Brixham, TQ5 8HG

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## £399,950 Freehold



Located in the heart of Brixham, this substantial and spacious **FIVE BEDROOM CHARACTER HOME** that blends historic charm with practical living. Believed to have originally been two separate dwellings, the property now forms a spacious and versatile home positioned directly opposite the notable All Saints Church. Its setting offers both a strong sense of heritage and a surprisingly peaceful atmosphere, enhanced by a delightful south-easterly outlook to the rear. The house boasts approximately 142 sqm of space which is arranged over three floor levels.

One of the standout features of the property is its charming cottage-style garden. Benefiting from open views and excellent sunlight due to its south east orientation, the garden provides a welcoming outdoor retreat. A generous seating area makes it ideal for relaxing or entertaining, while an intriguing outbuilding reputed to have once been a smokehouse adds both character and practicality. This structure, complete with an original fireplace feature, now serves as a useful storage space but could inspire further creative use.

Inside, the cottage continues to impress with its abundance of period features. The lower floor hosts a spacious lounge/dining room with reclaimed oak flooring and underfloor heating, combining rustic appeal with modern comfort. Two double-glazed sash bay windows and an additional door allow natural light to flood the space, creating a warm and inviting atmosphere. An exposed stone fireplace with a log burner forms a cosy focal point.

The kitchen, also located on this level, retains its traditional charm with another exposed stone fireplace, wooden work surfaces, and built-in base cupboards. A stable door provides direct front access to Church Street, and a walk-in cold store with shelving adds a practical, old-world touch.

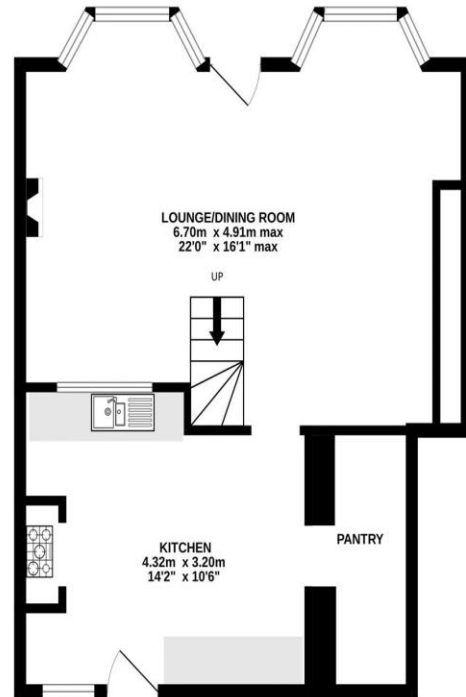
The upper floor, which can also be accessed directly from Church Street, begins with an entrance hall featuring a cloakroom/W.C. A front-facing bedroom showcases exposed stonework and a pretty bow window. From here, a split-level landing leads to two further double bedrooms at the rear, both enjoying pleasant views, wooden flooring, sash windows, and fitted storage. The top floor completes the accommodation with two additional double bedrooms, a shower room/W.C, and a secondary separate bathroom/W.C, offering flexibility for larger families or guests. A room housing the hot water cylinder and boiler has been cleverly adapted into a walk-in wardrobe with open fitted storage, maximizing usability.

In summary this is a spacious and character-rich five-bedroom cottage in Brixham, set opposite All Saints Church. Combining period features such as exposed stone fireplaces and sash windows with modern comforts like underfloor heating and gas fired central heating, the home offers versatile accommodation across three floors. A sunny south-easterly garden with a unique former smokehouse outbuilding enhances its appeal, making it an ideal property for those seeking charm, space, and a central yet peaceful location with Brixhams town centre and pretty waterfront a few minutes stroll away.

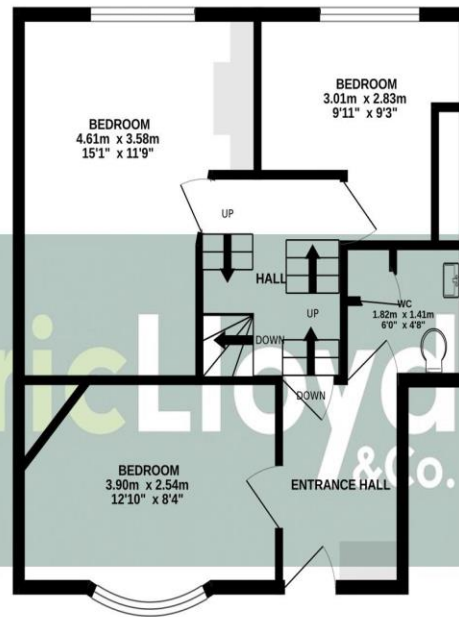
Internal viewing is highly recommended!



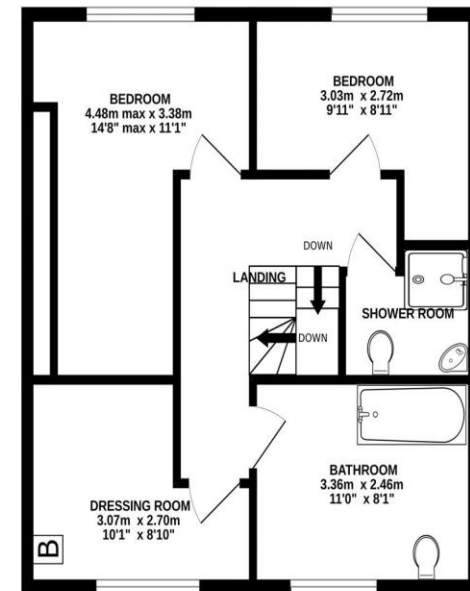
GROUND FLOOR  
49.8 sq.m. (536 sq.ft.) approx.



ENTRANCE FLOOR  
44.9 sq.m. (484 sq.ft.) approx.



2ND FLOOR  
47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA : 141.8 sq.m. (1526 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: C

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% / THREE 73% / o2 70%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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