



1 Ranscombe Court Ranscombe Road, Brixham, TQ5 9UX
Freehold House - End Terrace
Asking Price £210,000

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Lilly Cottage is a charming two-bedroom Grade II listed cottage, forming part of the historic terrace of five cottages at Ranscombe Court, delightfully tucked away just off Ranscombe Road in the heart of Brixham's harbour area. Dating from the early 19th century and possibly incorporating earlier fabric, the terrace is recognised for its architectural and historic interest, with Lilly Cottage retaining a wonderful sense of character and individuality. Despite its secluded setting, Brixham's colourful harbour and water's edge are only moments away, with the town's shops, cafés and restaurants all within an easy stroll.

A particularly appealing and unusual feature for such a central harbour-side property is the good-sized communal garden, positioned between Lilly Cottage and the neighbouring cottages within Ranscombe Court. This delightful open space provides a peaceful spot to sit outside, relax or enjoy the warmer months away from the bustle of the harbour. Each cottage also benefits from its own private shed/storage, making the outside space both attractive and practical – something particularly difficult to find this close to Brixham's waterfront.

Stepping inside, the character of the cottage is immediately apparent, with exposed beams and rendered walls creating a warm and traditional feel. The ground floor is centred around an inviting open-plan living room and kitchen, providing a sociable and comfortable space. The smart modern fitted kitchen provides everything needed for day-to-day use while retaining the simplicity and charm expected from a coastal cottage.

Also positioned on the ground floor is one of the property's two bedrooms, conveniently located just off the main living space. Upstairs, the accommodation continues with a spacious shower room, together with a useful cupboard housing the gas combination boiler. The cottage is connected to all mains services and further benefits from gas central heating and double glazing.

The principal bedroom occupies the front of the first floor and enjoys an attractive outlook across the courtyard garden. Combining character, two-bedroom accommodation and valuable outside space with a wonderfully tucked-away position in Ranscombe Court, Lilly Cottage would make a delightful permanent home, lock-up-and-leave coastal retreat or holiday home, with Brixham Harbour and the water's edge just moments away.

Council Tax Band: B



- Moments from Brixham harbour
- Charming two bedroom cottage
- Attractive communal courtyard garden
- Grade II listed character cottage
- Characterful open plan living space
- Freehold / Council Tax Band B



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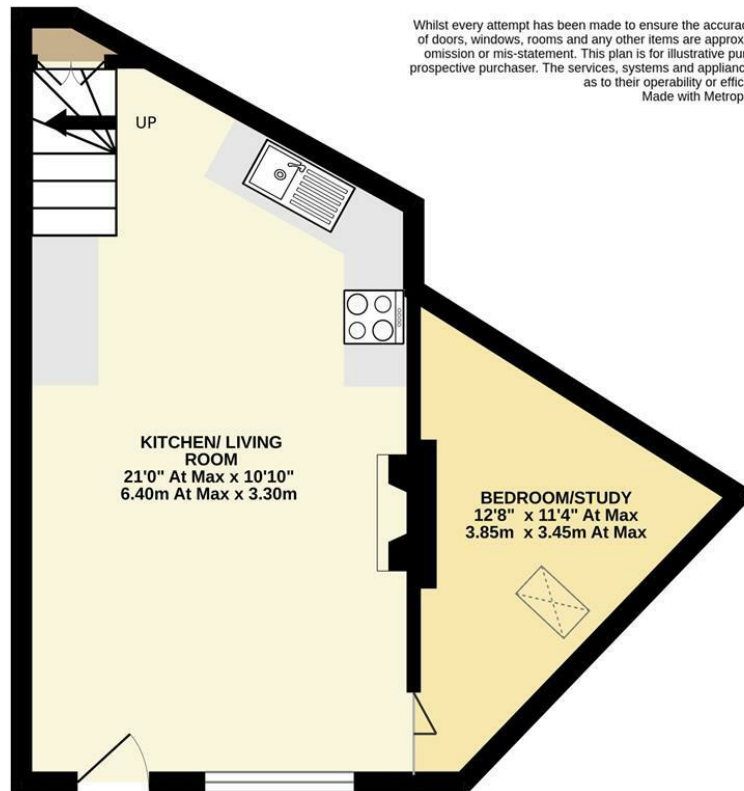
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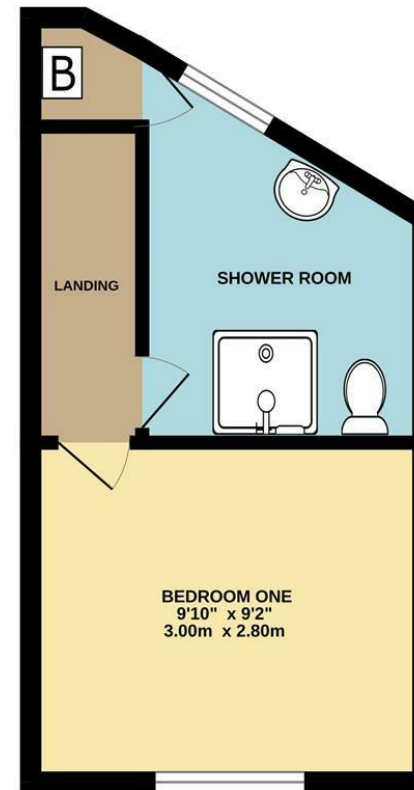
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THE
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1ST FLOOR



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