



Apple Barn Cottage, Knick Knack Lane, Brixham, TQ5 9LW
Freehold Barn Conversion
Asking Price £260,000

boycebrixham
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Apple Barn Cottage presents a fantastic opportunity to acquire a beautifully converted and fully modernised detached former apple barn. Tucked away on the ever-quiet and historic Knick Knack Lane, this charming property combines the character of a period building with all the benefits of a contemporary home. Its location is ideal — just a short stroll from St Mary's Square, a quaint hamlet known locally as part of Cow Town, and within easy reach of Brixham's vibrant harbour and town centre.

The cottage has been thoughtfully renovated to create a light, comfortable and low-maintenance home, perfect for full-time living, a second home, or as a proven holiday let with strong booking history. A rare advantage for such a central period property, Apple Barn Cottage includes a private parking space directly adjacent to the house, ensuring convenience and practicality in this desirable coastal setting.

Inside, the living space impresses with a vaulted ceiling and large patio doors that flood the room with natural light, opening directly onto a sunny, enclosed patio and garden area. This south-facing outdoor space is perfect for relaxing, entertaining or enjoying alfresco dining, with minimal upkeep required. The galley kitchen is compact yet superbly appointed, making excellent use of space and offering everything needed for modern living.

The ground floor also features a generous twin bedroom and a separate cloakroom, ideal for guests or as a flexible home office. Upstairs, the main bedroom provides a calm retreat, complete with built-in storage and access to a stylish, contemporary shower room. The thoughtful layout and quality of finish throughout reflect the care and attention that have gone into the property's conversion.

Apple Barn Cottage's position allows you to leave the car behind and explore the local area by foot, boat or even steam train. From nearby Greenway House, the former home of Agatha Christie, to Dartmouth and the scenic South West Coast Path, there is a wealth of attractions to enjoy. Brixham itself remains one of Devon's most charming and active fishing harbours, offering a fantastic choice of restaurants, cafés, and independent shops.

With its blend of heritage, modern comfort and superb location, Apple Barn Cottage is a truly unique find in the heart of Brixham. Whether you're seeking a peaceful permanent home, an easy lock-up-and-leave coastal retreat, or a proven investment property, this delightful barn conversion delivers character, convenience and quality in equal measure.

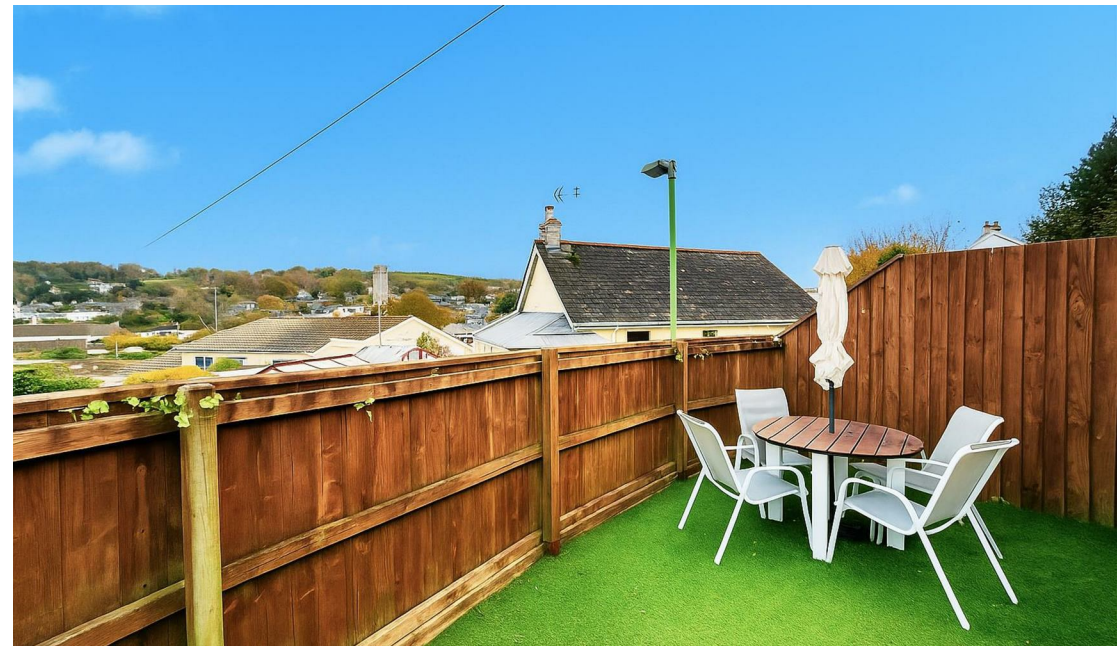
Council Tax Band: Exempt



- Beautifully converted detached former apple barn
- Short walk to harbour and town centre
- Private parking and sunny enclosed garden
- Peaceful setting on historic Knick Knack Lane
- Light living space with vaulted ceiling
- Council Tax Band: B

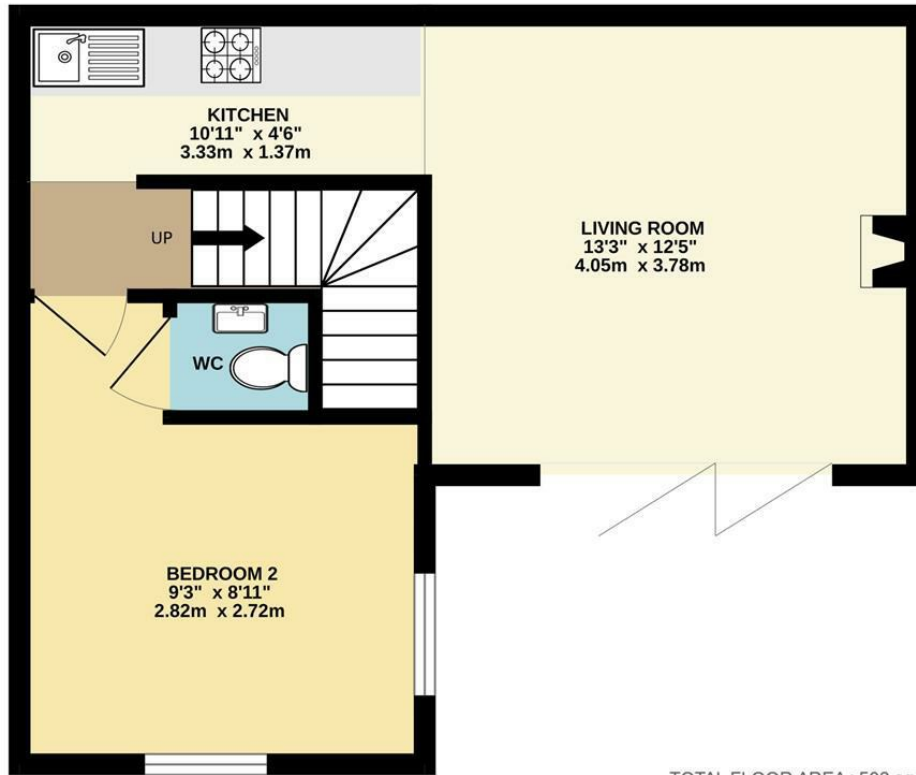


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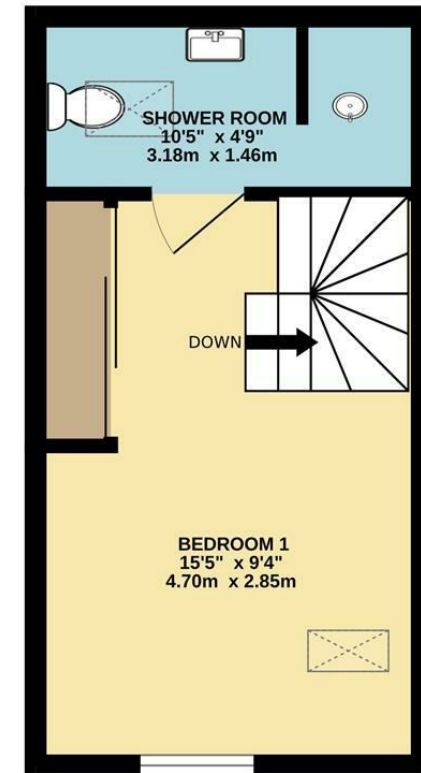


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GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



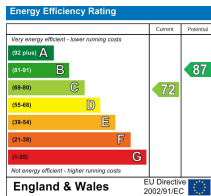
1ST FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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: C



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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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