



10 Station Hill, Brixham, TQ5 8BW



Guide Price £140,000 Freehold

Located just a short and convenient walk from Brixham's bustling town centre and picturesque harbour, 10 Station Hill offers an increasingly rare opportunity to acquire a three-bedroom end of terrace character cottage in need of complete refurbishment. With spacious accommodation arranged over three floors, a courtyard, and an elevated rear garden, this property holds tremendous potential for those looking to restore and modernise a charming period home.

The property is entered through a small entrance vestibule which opens directly into the spacious lounge/dining room. This generous reception area features a bay window to the front, allowing natural light to fill the room, and offers considerable scope for reconfiguration or reinstatement of traditional features. A door at the rear leads to the courtyard, where external steps—currently unsafe and unusable—once provided access to the overgrown rear garden situated on the bank above. Subject to repair and clearance, this area has the potential to become a private outdoor space with a pleasant outlook.

The ground floor also includes a galley-style kitchen, fitted with older units and housing a wall-mounted gas boiler. This area represents a blank canvas for a buyer wishing to create a modern kitchen or redesign the space entirely.

Stairs rise to the first floor, where the bathroom is located to the rear. The bathroom contains an original avocado suite, along with an airing cupboard housing the hot water tank. There are two bedrooms on this level: Bedroom One, a spacious double room with a front-facing window, and Bedroom Two, a smaller double overlooking the rear.

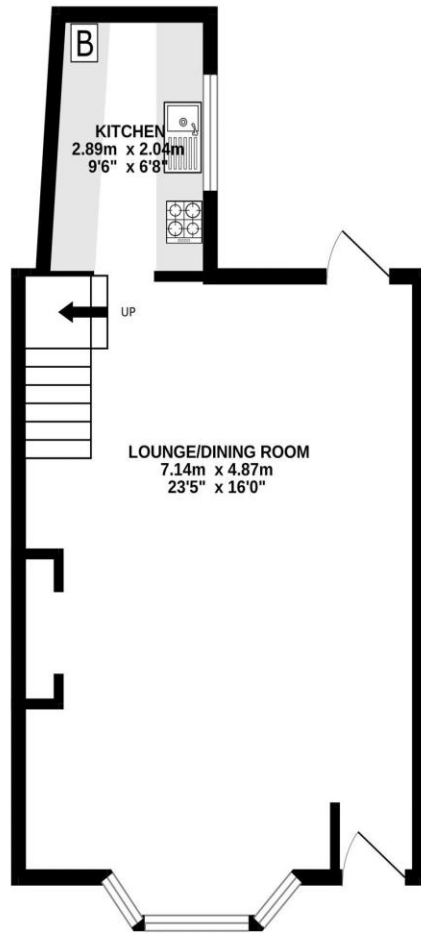
A further staircase leads to the attic bedroom, which features a dormer window to the front providing elevated views. The room has restricted head height in places, but offers valuable additional space with potential for enhancement, subject to the necessary consents.

Externally, the courtyard and upper garden area require full clearance and restoration, but present an opportunity for landscaping, terracing, or the creation of a private retreat.

Offered with no onward chain, this property represents an exceptional chance for builders, investors, or ambitious home renovators to transform a character cottage in a highly convenient location. With its generous layout, traditional charm, and walking-distance proximity to the town and harbour, 10 Station Hill is primed for a full refurbishment that will unlock its true value and potential.



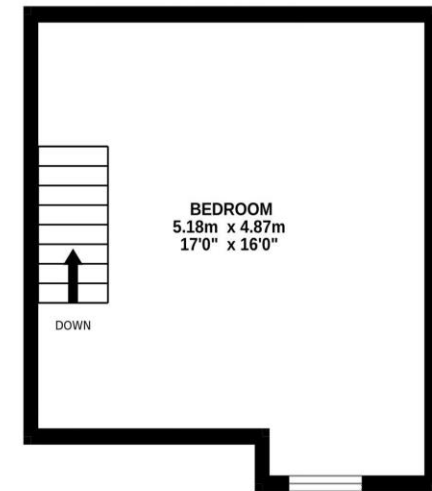
GROUND FLOOR
38.9 sq.m. (419 sq.ft.) approx.



1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



2ND FLOOR
23.8 sq.m. (256 sq.ft.) approx.



TOTAL FLOOR AREA : 100.6 sq.m. (1083 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: F

COUNCIL TAX BAND: C

AGENTS NOTES: The property has all mains services. Mobile phone coverage is available at this property. Broadband is available, however a new line may be required.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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