

Mount Pleasant Road, Brixham, TQ5 9RP



A unique character Fishermans **COTTAGE** (built 1850-1861) with an unusual front garden and an exiting rear garden. Located in a handy position, being just a short walk from the town centre via Cavern Hill and with the picturesque harbour and waterfront just a little further away. The cottage which has 971 square feet of internal space is in good decorative order with light pastel colours and has many original features throughout.

The present owner has, along with other professionals restored the property inside and out, which includes new roof coverings (2024) on the large dormer loft room roofs from where a superb outlook is enjoyed, these rooms can be utilized as bedrooms or pleasant office space. The first floor also has two good size bedrooms and a shower room/w.c. This sunny and bright property benefits from a lovely open outlook to the front aspect and offers two spacious reception rooms, which both have some charming original features, tiled floors and fitted log burners, the kitchen which we are advised was also re fitted in 2024, is located at the rear of the building and is fitted with modern pale grey cupboards with beech working surfaces with ample space for white goods.

Double glazing is installed with a minor exception and heating/water is by way of a new combi boiler (2025) Outside there are steps leading up to the entrance beside a landscaped garden with existing plants, there is a fair size patio for patio furniture to relax in and enjoy this sun-trap with two smaller patios at lower level with landscaped surrounds.

£245,000 Freehold

GROUND FLOOR. Hardwood 'Stable' entrance door with stained glass motif opens to:

ENTRANCE VESTIBULE. Tiled flooring. Glazed double doors open to:

DINING ROOM/RECEPTION. 14' 9" x 12' 10" (4.49m x 3.91m) Double glazed window to front with an open outlook. Tiled flooring continuing. Stone faced fireplace and recess with fitted wood burner (serviced 2025) with recent fitted flue liner, hardwood style wooden shelving and fitted cupboard to side. Door to staircase which leads to the first floor. Step up:

LOUNGE/RECEPTION. 12' 8" x 8' 3" (3.86m x 2.51m) Tiled flooring. Exposed stone wall feature with open chimney and option for log burner. Quarry tiled floor. Double doors to:

KITCHEN. 12' 0" x 9' 8" (3.65m x 2.94m) decreasing Refurbished kitchen with solid wood beech worktops and shelving, ceramic sink and draining board. Cupboards are grey with white walls. Extractor fan with small window in the roof space, small door leading to the garden with potential for a larger door to be installed.

FIRST FLOOR

BEDROOM 1. 13' 10" x 9' 9" (4.21m x 2.97m) Double glazed window to front enjoying a pleasant open outlook.

BEDROOM 2. 9' 9" x 7' 0" (2.97m x 2.13m) Sash window to rear. Built in wardrobes.

SHOWER ROOM/W.C. Comprising close coupled W.C. and pedestal wash basin with stand. Tiled shower cubicle with 'Mira' independent electric shower. Laminate flooring. Combination boiler (2025) Teak/hardwood features. Double glazed window.

SECOND FLOOR

LOFT ROOM 1. 13' 0" x 7' 7" (3.96m x 2.31m) approx A large useful room with two double glazed windows to front enjoying a super open outlook.

LOFT ROOM 2. 10' 5" x 9' 5" (3.17m x 2.87m) approx. Two double glazed windows to rear. Shelved cupboard.

REAR GARDEN. There is a unique and substantial garden at the back of the house. The bottom layers have hand rails installed and the steps are being refurbished in a sensitive manner as in any natural garden are uneven so care and sensible shoes are advised for safety as in any layered garden. The first level of the garden is landscaped and leads up to second levels consisting of vegetable plot for veg and patio. Custom built steps lead up to a well maintained allotment with fruit bushes and vegetable beds.

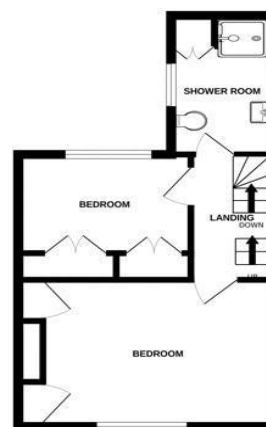
COUNCIL TAX BAND: B ENERGY RATING: E

NOTE: The Ofcom website indicates that standard, ultrafast and superfast broadband is available and that mobile coverage is good but please check with your mobile provider.

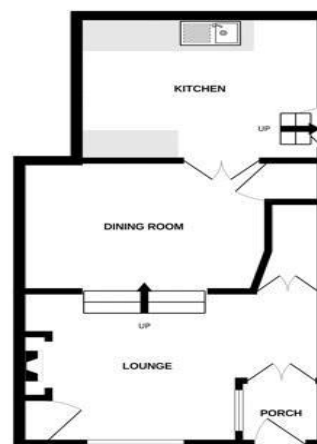
2ND FLOOR
25.0 sq.m. (269 sq.ft.) approx.



1ST FLOOR
30.1 sq.m. (324 sq.ft.) approx.



GROUND FLOOR
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA : 90.2 sq.m. (971 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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LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

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