



Drew Street, Brixham, TQ5 9JY

EricLloyd
&Co.

£235,000

A beautifully presented charming cottage located in Higher Brixham

Tucked away in a quiet, private courtyard beside the beautiful St. Marys Church, Angel Cottage is a truly enchanting Grade II listed home rich in history, character and charm.

Believed to date back to the time of William of Oranges landing in Brixham in 1688, this beautifully preserved cottage forms part of what was originally a traditional Devon Longhouse, later separated into three unique cottages within this picturesque courtyard.

Approached through a shared gated entrance, (pedestrian access only) the cottage enjoys a delightful sense of seclusion while remaining just a short stroll from local amenities, the town centre, and scenic coastal walks.

To the front is a pretty seating area and small garden, perfect for morning coffee or relaxing in this atmospheric historic setting. A traditional stable door welcomes you inside, opening directly into a wonderfully cosy and inviting open-plan ground floor. This thoughtfully arranged space provides a seamless combination of lounge, dining and kitchen areas, ideal for modern living while retaining the cottages centuries-old ambience. The lounge features a stunning exposed stone fireplace complete with log burner, forming the heart of the home and providing warmth and character throughout the cooler months, there are also storage heaters installed. Original exposed beams and deep window seats add to the charm, and the dual window arrangement at the front ensures the room enjoys plenty of natural light. The two window seats, set within the thick stone walls, create lovely spots to relax with a book and take in the courtyard surroundings. The dining area flows naturally from the lounge, comfortably accommodating a dining table while maintaining the open, social layout. The adjoining fitted kitchen is well arranged and sympathetically designed, offering modern conveniences while blending beautifully with the cottages character. A useful cupboard houses plumbing for a washing machine, neatly tucked away to maximise the living space.

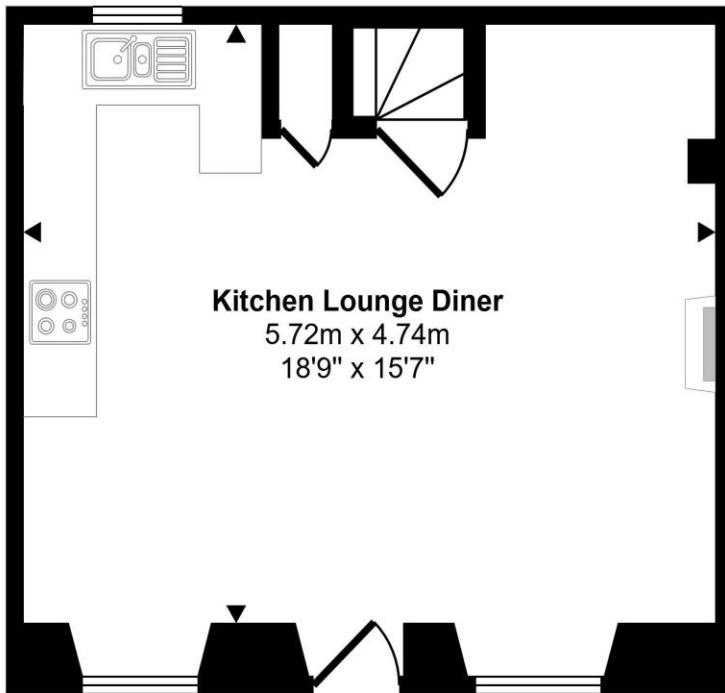
A door leads to the staircase, where a large porthole window at the foot of the stairs, said to originate from the Royal Navys HMS Ark Royal, adds a unique historical talking point to the home.

Upstairs, the cottage provides two charming double bedrooms, both full of character. Exposed beams, thick walls, and the gentle contours typical of period buildings create warm and restful spaces. The bathroom/W.C, also on this level, completes the accommodation and is presented in keeping with the cottage style.

Throughout, Angel Cottage has been beautifully maintained and presented, offering an atmospheric yet comfortable home that blends historic features with practical living. Whether used as a full-time residence, a coastal retreat, or a special character home, this unique property is sure to appeal to those seeking something truly distinctive. Steeped in history and nestled in a tranquil, tucked-away setting, Angel Cottage stands as a rare opportunity to acquire a piece of Brixham's past, lovingly preserved and ready to enjoy. Our vendors rent a parking space at Central garage for £10 per week we are advised this agreement can be passed over to a new owner Offered for sale with **NO ONWARD CHAIN**.

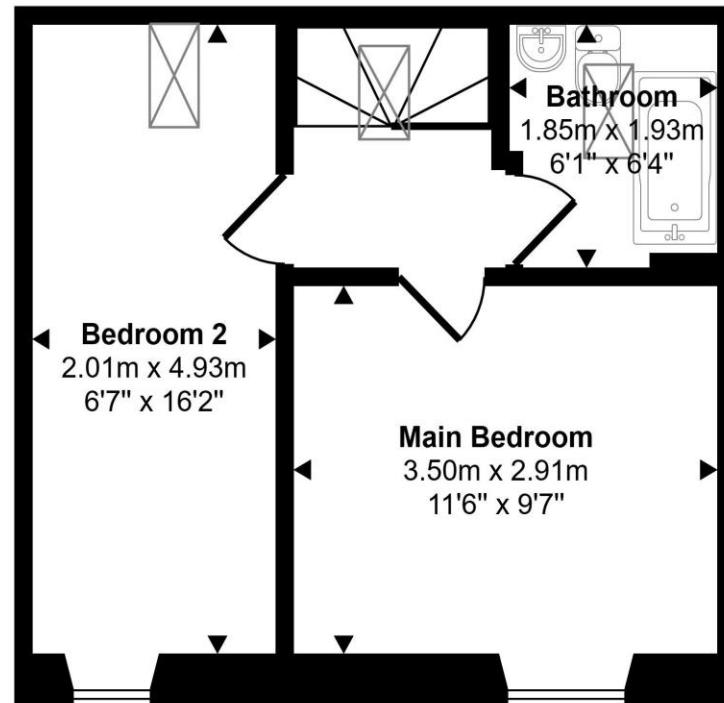


Approx Gross Internal Area
60 sq m / 642 sq ft



Ground Floor

Approx 29 sq m / 317 sq ft



First Floor

Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: N/A due to grade II listing.

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard broadband is available and mobile coverage indicates the following mobile networks coverage: Vodafone 83% - EE 76% - Three 82% - O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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