

STAGS

47, Milton Street

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Brixham, Devon TQ5 0BX

Exeter 30 miles Plymouth 34 miles Totnes 10 miles

Stunning Grade II listed family home situated on the edge of Brixham town believed to date back to the 15th Century, part of the small farming community known as Higher Brixham.

- Beautifully Presented Character Home
- Driveway Parking & Garage
- Council Tax Band E
- Spacious Accommodation Over Three Floors
- Gardens Approaching Half an Acre
- Freehold

Offers In Excess Of £600,000







SITUATION AND DESCRIPTION

Stunning Grade II listed family home situated on the edge of Brixham town believed to date back to the 15th Century, part of the small farming community known as Higher Brixham. Carefully refurbished by the current owners it retains many period features with leaded glazing, thatched roof, ceiling beams, stone flagged flooring and inviting fireplaces. On stepping through the stable door you realise that you are stepping into something special and a home which is larger than it looks. On the ground floor you have three reception rooms, WC/Utility and Conservatory. On the first floor are two double bedrooms plus a bathroom, with the second floor accommodating two large doubles with modern fitted shower room. If you're seeking a property that stands out from the rest, this Brixham treasure is a must-see. Don't miss the chance to make this enchanting piece of history your own.

The historic fishing town of Brixham on the South Devon coast at the southern end of the sheltered Tor Bay. Brixham is a bustling harbour side town famous as a fishing port, and has one of the largest fishing fleets in the United Kingdom where the fresh catch is sold in the Fish Markets located on the quayside. The town has a long enriched history. There is a very impressive marina, eternally popular with the boating fraternity, and many fine restaurants. Local beaches of Mansands and Sharkham managed by the National Trust and form part of the South Devon Coast path are within walking distance of this chocolate box home. Further walks to the coves at Fishcombe and Churston are also within easy striking distance. There are highly regarded primary schools in the town along with Churston Grammar School also being close by, together with further comprehensive and private schools a short drive away.

ACCOMMODATION

Access to this charming property is gained via the pretty stable door, cross over the threshold of Flagstone flooring with stairs leading to all floors and doors to the sitting room and kitchen/diner. The inviting sitting room boasts exposed wooden beams, an inviting inglenook stone fireplace with a wood-burning stove and oak mantle above, leaded light windows offering delightful views to the front, and a cosy window seat providing the perfect sanctuary for indulging in a good book. Completing the ambiance, impressive circa 16th centruy Baltic Pine wooden floorboards lend warmth and character to this comfortable family space. A door leads through to a family room featuring dual aspect windows that flood the space with natural light, while the part wood panelled walls and high ceiling adorned with an exposed wood beam add charm and a feeling of space to the room. Cleverly designed built-in storage units make this area an ideal snug space, complemented by the exposed wooden flooring and convenient connection to the conservatory. The conservatory is glazed on all sides and gives easy access to the rear garden and garage. The cottage-inspired kitchen/diner exudes timeless charm, featuring bespoke fitted base units under a large Oak wooden work surfaces and an inset Butler sink. The well-designed layout allows for a range-style oven and an integral fitted fridge, with open shelves above, providing ample storage for all your culinary needs. This generous room offers plenty of space for a large dining table, illuminated by a leaded light window at the front and antique French Opaline lights, complete with a cosy window seat that adds to its rustic charm. The functional utility room features matching base fitted units under a solid Oak wood work surface and an inset double Butler sink, as well as an integral freezer. A row of leaded windows offers scenic views of the extensive rear garden while French doors provide easy access to the outdoors. Additionally, there's a separate door leading to the downstairs WC, complete with space and plumbing for a washing machine, tumble dryer, and fridge freezer, as well as a WC and a washbasin, making it a practical and versatile space. Take the stairs to the first floor where you will find doors leading to bedrooms three and four plus the family bathroom. Bedroom three is a light and spacious room with feature leaded windows to the front and rear aspect, exposed wooden beams and floor boards. Across the landing bedroom four is another comfortable double with dual aspect leaded windows exposed wooden beams and floorboards. The modern fitted family bathroom is a delightful oasis, featuring a stylish three-piece suite comprising a WC, wash hand basin, and an elegant claw-foot rolltop bath. Enhancing its character, the bathroom boasts part wooden panelling on the walls and is illuminated by leaded light windows at the front, offering a serene space for relaxation. Take the stairs once more to the second floor, pausing for a moment to enjoy the views over the rear garden and beyond. The landing gives access to both bedrooms one and two plus a contemporary shower room. The principal bedroom is a true sanctuary, characterised by its vaulted ceilings framed with original wooden beams. Leaded windows on both the front and rear aspects infuse the room with natural light, while a local stone-built fireplace adds rustic charm. The exposed wooden flooring underfoot adds to the room's warm and inviting ambiance. Bedroom two benefits from the same charm and character boasting vaulted ceilings with exposed wooden beams, stripped wooden flooring and triple aspect leaded windows that flood the room with light whilst nestled under the thatched roof. The contemporary fitted shower room offers convenience and style with a spacious walk-in double shower cubicle, complemented by a WC and wash hand basin, making it a practical and elegant space and completes the accommodation.

OUTSIDE

Nestled behind a charming low stone wall, the garden of this property is a true outdoor haven graced with wild flowers that line the front boundary. Step out into the rear garden and you will be greeted by an extensive patio, a perfect spot for outdoor gatherings and al fresco dining. Beyond the patio, a lush lawn unfolds, gently sloping away and extending to almost half an acre, punctuated by a delightful array of specimen trees and shrubs, offering a good degree of privacy and seclusion. The bottom half of the garden has been given over to a vegetable patch ideal for anyone looking to grow their own and benefits from two greenhouses and a stone built outbuilding that was originally the local Wheelwrights workshop, would be ideal as an artist's studio, office or just some outside space to utilise for storage. A further storage area provides space for the boiler. Whether you're a gardening enthusiast or simply looking for a serene space to unwind, this garden is sure to captivate your senses. Parking to the property is provided by a driveway with space for two to three vehicles giving access to the garage with power and lighting.



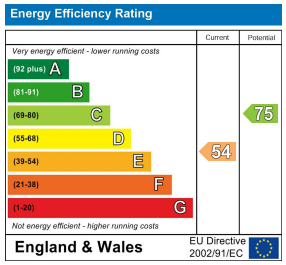




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