



Crab Quay Cottage 49 Overgang Road, Brixham, TQ5 8AR  
Freehold House - Terraced  
£325,000

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Perched just above the vibrant new fish market in the heart of Brixham's historic harbour area, this deceptively spacious fisherman's cottage offers a rare opportunity to enjoy coastal living at its finest. With uninterrupted access to the South West Coastal Path and the picturesque waterfront just metres away, the cottage enjoys an enviable location that perfectly blends charm, convenience, and character. Whether you're watching the boats come in with the morning catch or enjoying the bustle of the harbour, the setting is rich in both atmosphere and appeal.

Set over four thoughtfully arranged floors, the cottage provides flexible accommodation suited to both permanent living and holiday use. The main living space - a comfortable lounge flowing into a kitchen-diner - opens onto a rear balcony, offering an ideal spot for morning coffee with views toward the harbour. Upstairs, the first floor features two bedrooms and a family shower room, while the second floor hosts the primary bedroom and a full family bathroom, adding to the home's practicality for larger groups or families.

The top floor houses a versatile loft room, currently set up as a fourth bedroom or hobby space. With a rear-facing Velux window, this space benefits from stunning panoramic views across Torbay, making it an ideal retreat, home office, or creative studio. Throughout the property, the generous room sizes and clever use of layout make the home feel far larger than it appears from the roadside, truly rewarding closer inspection.

Outside, the small front garden catches the afternoon sun and offers a peaceful place to relax, while the balcony to the rear takes in the morning light - perfect for enjoying the sea air at any time of day. The immediate proximity to the harbour, combined with the position just above the market, means you're right in the heart of things.

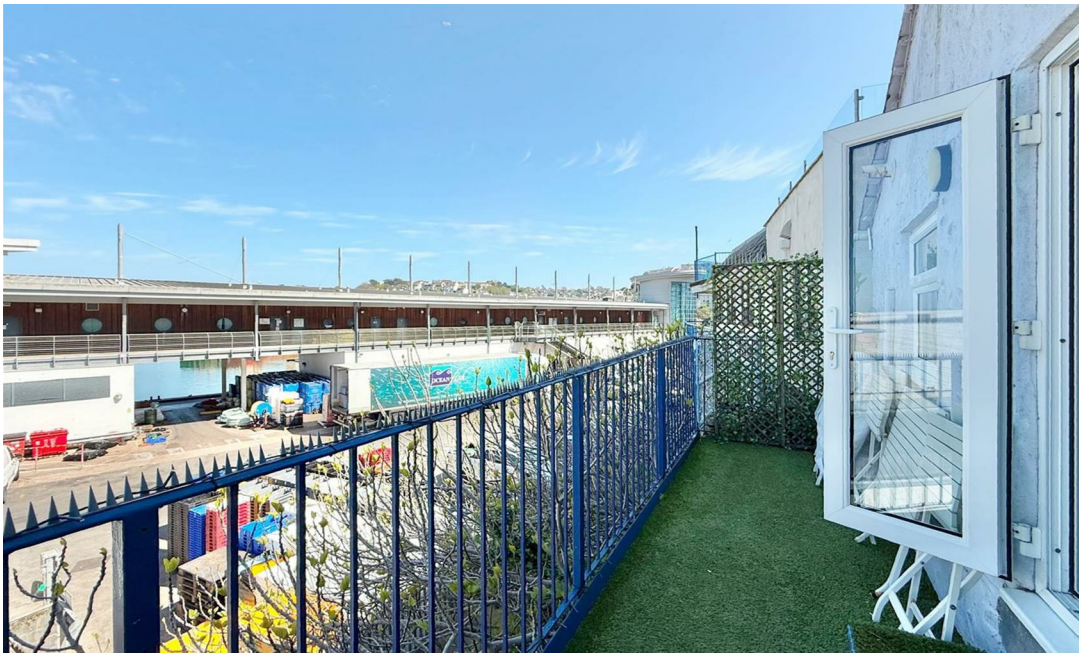
Much of the furniture and contents can be included by separate negotiation, making it a turnkey option for investors or anyone seeking a holiday home by the sea. Its location, space, and character make it a standout opportunity in one of Devon's most sought-after coastal towns. No Onward Chain.

**Council Tax Band: B**

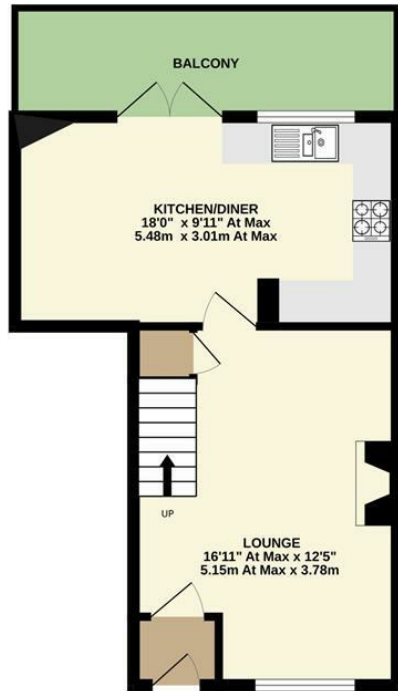


- Stunning harbour and sea views
- Moments from South West Coastal Path
- Balcony with morning sun and views
- Successful holiday let potential
- Just above fish market
- Spacious four-storey accommodation
- Loft room with panoramic Torbay vista
- Offered chain-free, contents negotiable

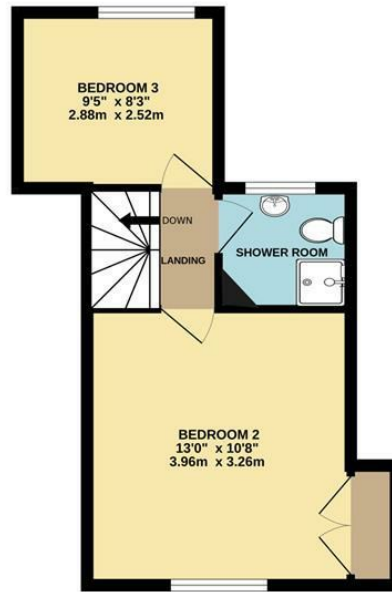




GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



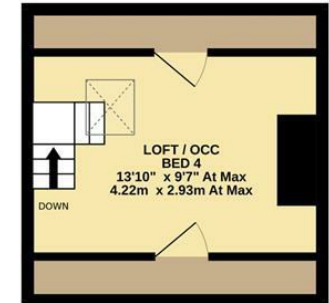
TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

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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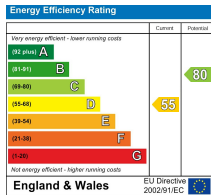
2ND FLOOR  
219 sq.ft. (20.3 sq.m.) approx.



3RD FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



Current EPC Rating: D



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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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