



3 Wellhouse Pottery Milton Street, Brixham, TQ5 0BP  
Freehold House  
Asking Price £225,000

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Tucked away on Milton Street in Brixham's historic 'Cow Town', Wellhouse Pottery offers a rare opportunity to own a home full of charm, character, and potential. Once a working pottery studio, this delightful Grade II Listed property has been thoughtfully converted to create a warm and inviting residence that combines rustic features with modern comforts.

The interiors are bright and characterful, with vaulted ceilings, exposed beams and roof windows flooding the living space with natural light. Two well-proportioned bedrooms provide comfortable accommodation, while unique touches of craftsmanship and art give the home a personality all of its own. The private courtyard extends the living space outdoors, creating a peaceful spot for entertaining or simply enjoying the sunshine with privacy. With the added benefit of allocated private parking, convenience is built into this home's appeal.

Its location offers the best of both worlds: a peaceful setting in the rolling hills of Brixham, yet within easy reach of the town centre and its bustling harbour with very handy bus route immediately outside, offering access to town and to nearby Kingswear. From here, residents can enjoy a wealth of amenities, including independent shops, seafood restaurants, local pubs and community facilities, all just a short walk away. The South West Coast Path and Berry Head National Nature Reserve are also close by, making this an ideal home for those who love the outdoors.

Perfect as a full-time residence, a second home, or as a holiday let investment, Wellhouse Pottery combines character, location and practicality in one highly desirable package. Whether you're seeking a home with history, a coastal retreat, or a lifestyle change, this unique property is an opportunity not to be missed. There is gas central heating throughout, along with good quality solid wooden double glazed windows. Offered with no onward chain. Currently no council tax as the property is operated as a small business (with small business rate relief).

**Council Tax Band: Exempt**



- Characterful Freehold Terraced House
- Allocated Off Road Parking
- Council Tax Band B (Currently Exempt)

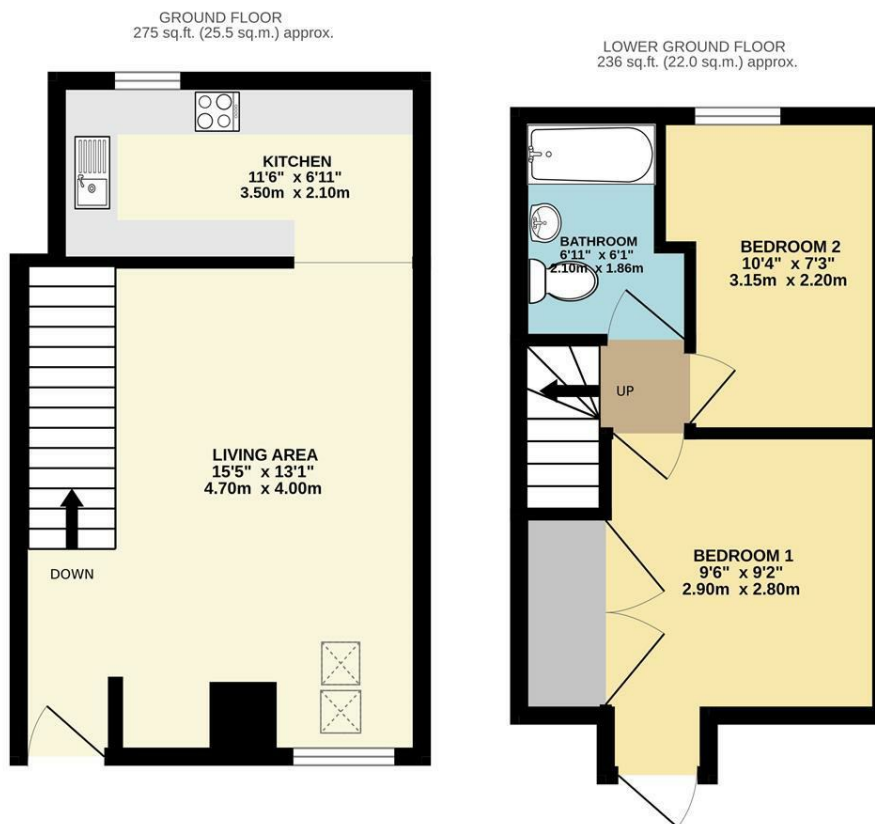
- Within The Site Of A Former Pottery
- Super Sunny Private Outside Space
- Offered With No Onward Chain











TOTAL FLOOR AREA: 511 sq.ft. (47.5 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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## Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(31-40) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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