



95 Mount Pleasant Road, Brixham, TQ5 9RU
Freehold House - Terraced
£239,950

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A wonderful fishermans cottage in the heart of Brixham offering all the key ingredients! With plenty of character, vaulted living space, two beautifully presented bedrooms, charming outside space and the benefit of a garage/store, this super property has it all!

Situated close to the harbour, marina, and town centre amenities, the property is just a few minutes walk from the main shops and waterfront. Its location is ideal for enjoying the best of Brixham while being set back from the main traffic and bustle of the town centre.

The property enjoys a reverse living layout, with the bedrooms, kitchen and bathroom on the ground floor, and an incredible vaulted living space on the first floor. Entering via the welcoming entrance hall, the primary bedroom is set immediately to your left. A stylish room with traditional alcoves either side of the fireplace and a pretty outlook over the front. Beyond this is the second bedroom - again well proportioned and whilst currently utilised as an ideal home office, the room is versatile if not required as a second double bedroom. The rear of the ground floor comprises a traditional galley-style kitchen which is light-and-bright, taking in an outlook over the lower rear courtyard, and a showstopping family bathroom. Recently remodeled to really make the most of the space, our vendors have cleverly installed a bath within the recess as well as luxurious under-floor heating.

The main living space occupies the whole first floor. Vaulted by previous owners over 40 years ago, the large, grand space is as impressive as it is characterful and practical. Taking in plenty of natural light from the windows either end, as well as four velux windows in the ceiling. A large feature fireplace of exposed stone makes for a stylish media wall, leaving plenty of space for lounge suites and dining arrangements.

Outside, from the kitchen is a small but very appealing lower courtyard, with sleeper seating and planters with steps leading up to a very sunny terrace area. Beyond this via some further steps up, is access to a private garden 'grotto' area, again very sunny and taking in wonderful open views over 'Old' Brixham - a lovely space for BBQ's and sunbathing! Of particular note is the large garage/store to the front of the property - not practical enough for modern cars, but ideal storage for motorbikes or paddleboards etc or as a workshop/mancave.

Street parking is available along Mount Pleasant Road, the property has gas central heating throughout (boiler in the kitchen) and UPVC double glazing. We highly recommend viewing this uniquely characterful fisherman's cottage.

Council Tax Band: C



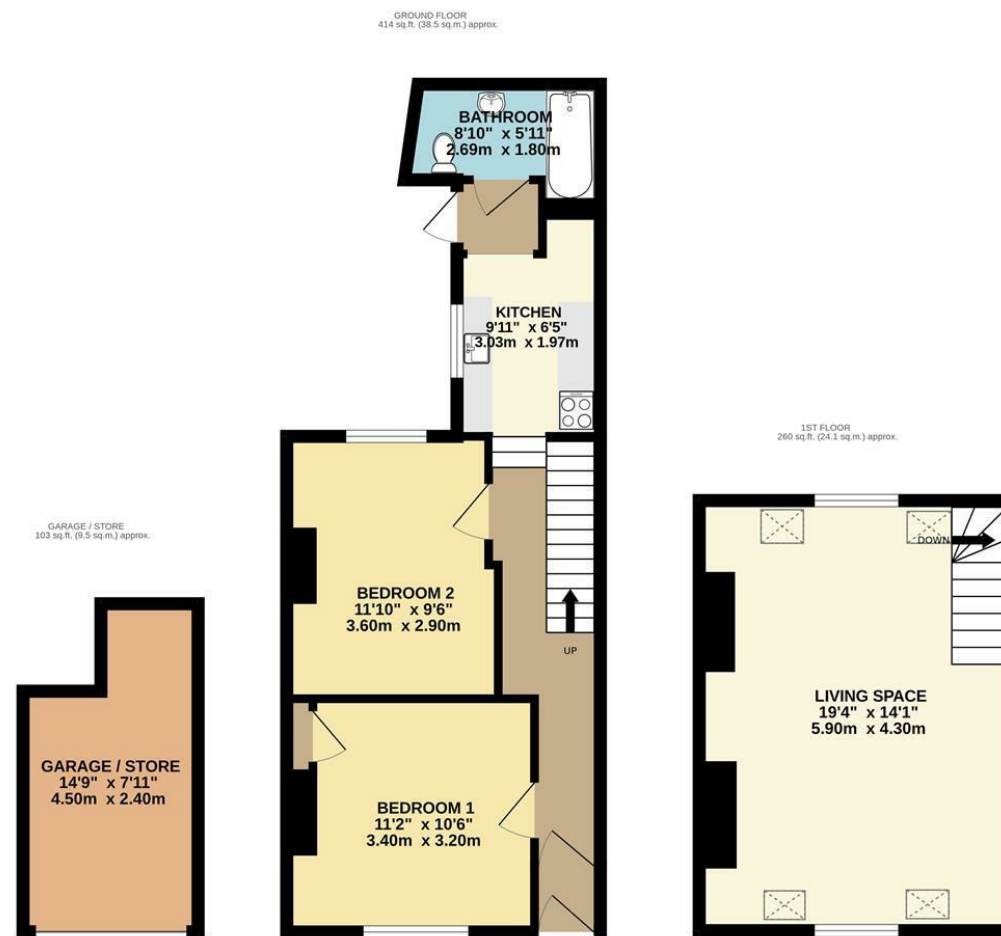
- Unique Fishermans Cottage
- Two Double Bedrooms
- Highly Prized Garage/Store
- Well Presented Throughout

- Impressive Vaulted Living Space
- Sunny & Private Rear Gardens
- Very Close To Town & Harbour
- Plenty Of Character & Charm



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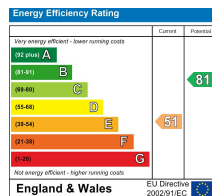




TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

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: E



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