



Black Cottage, 17 Milton Street, Brixham, Devon, TQ5 0BX
Freehold House - Terraced
Asking Price £415,000

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Nestled in the historic heart of Brixham's old "Cow Town," Black Cottage is a charming Grade II listed building. Built over 500 years ago by the Friars of Totnes Abbey, it later became part of the Manor House of the Barons of Brixham in the 17th century. The cottage beautifully blends its historic features with modern comforts, creating a unique and welcoming home. Situated in a village-like community, it is just a two-minute walk from useful shops, including a Spar with a sub-Post Office and several restaurants. St. Mary's Parish Church and Park are also nearby, offering a picturesque setting.

The property boasts a careful balance of quality materials and contemporary design while retaining its historical essence. It features a separate living room, a cosy dining room with a wood burner, and a well-equipped galley kitchen with a utility room. An additional "flexi" room off the utility can serve as a bedroom, studio, or second lounge area, complete with an en-suite bathroom. The five double bedrooms, each with en-suite facilities, ensure ample space and privacy for family and guests. The home also benefits from gas central heating, powered by a new modern gas combi condensing boiler, and a charming courtyard garden that is both attractive and easy to maintain.

Black Cottage has retained much of its original charm while incorporating unique modern touches. Renovated over the last decade, it presents a home ready for immediate occupation with a deceptively spacious layout. The separate lounge leads to a dining room with a fully fitted kitchen and utility room just off, ensuring practicality and comfort. Each bedroom features an en-suite, and the house is warmed by gas-fired central heating. Original features, such as the open stone fireplace and stone walls, add to the cottage's character, complemented by a sunny, westerly-facing patio courtyard.

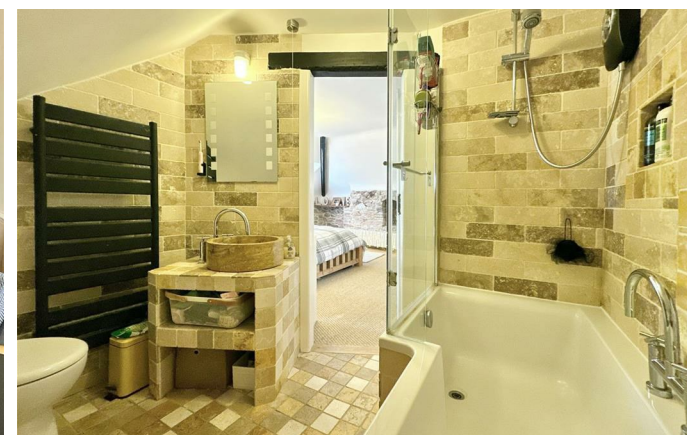
The rear courtyard of Black Cottage is a delightful space measuring approximately 46' 6" x 13' 2" (14.16m x 4.01m). It is fully enclosed and features a built-in BBQ with storage underneath, a white painted seating area with a pergola, and a recessed space with shelving. The rockery with plants and shrubs adds a touch of nature, while the limestone wall boundary ensures privacy and security for pets and children alike. This westerly facing area is perfect for enjoying the sunshine and outdoor dining, enhancing the overall appeal of the property.

Although Black Cottage does not have its own parking, the current owner rents a car parking space along Milton Street for just £5.00 per week. This arrangement ensures convenient parking without the hassle of finding a space, making it a practical solution for residents. The availability of a nearby rented parking space is a valuable benefit, particularly in a historic area where parking can often be limited.



- Located In The Heart Of The St. Mary's Area
- With Stone Fireplaces, Beamed Ceilings
- 3/4 Mile From The Harbour and Town Centre
- Rear Courtyard Garden - Sheltered and Sunny

- Near Coastal Walks and St. Mary's Park
- Close To Useful Local Shops and Amenities
- En-Suites To All Bedrooms
- 5 Bedroom Large Character House





The cottage's council tax band is D, offering a moderate rate for a property of its size and historic significance. As a listed property, Black Cottage benefits from historical value and the preservation of its original features, which contribute to its unique charm and character.

The kitchen is well-appointed, featuring ample white wall and base units offering plenty of storage and an abundance of worktop space. For those interested in cooking, there is enough room to accommodate a range cooker and white goods. This makes the kitchen a practical and inviting space for preparing meals and entertaining guests.

All the bedrooms are very spacious and benefit from en suite facilities, making it an ideal family home or a perfect setup for hosting guests. Historically, Black Cottage has also been run as a B&B, which highlights its versatility and potential for various uses. The en-suite facilities in each bedroom add to the convenience and comfort for everyone residing in or visiting the home.

The two good-sized living spaces offer ample options for entertaining and daily family living. On the ground floor, there is also a very handy large store, perfect for a bike, outdoor wear, and the vacuum cleaner etc. This additional storage space enhances the practicality of the home, ensuring that it caters to all needs.

For those needing to venture further, Brixham Town Centre and the bustling harbour are only three-quarters of a mile away, with a convenient bus service available. This central location allows residents to enjoy the charm and tranquillity of village life while remaining close to the vibrant heart of Brixham. The local bus stop is just down the road, providing effortless connections to surrounding areas, including Kingswear, Dartmouth, and Paignton with its mainline train services. With shops, dining options, and public transport within easy reach, Black Cottage offers an ideal blend of historic charm and modern convenience.



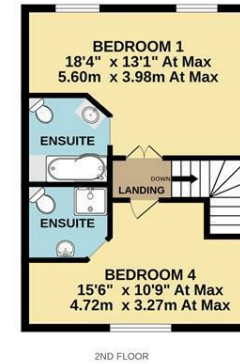
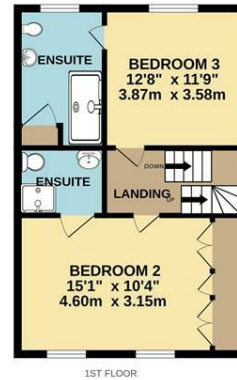
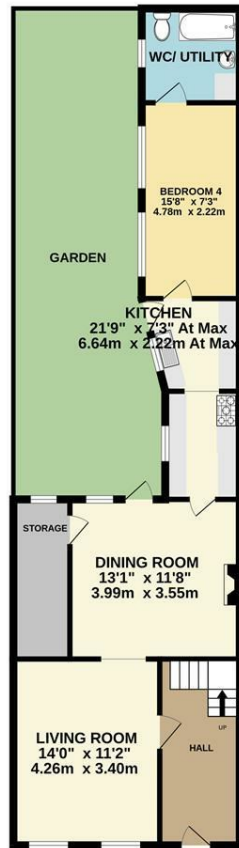
Council Tax Band: D



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