



Pilchard Cottage 29 Higher Street, Brixham, Devon, TQ5 8HL  
Freehold Cottage - Terraced  
£199,950

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Tucked away on the picturesque and historic Higher Street, just a short stroll from Brixham's vibrant harbour, Pilchard Cottage is a beautifully restored one-bedroom Grade II listed fisherman's cottage, once a pilchard store and now an exceptional coastal retreat. This charming bolthole has been extensively refurbished to a high standard and is currently operating as a successful holiday let, offering an exciting investment opportunity or a tranquil second home.

Inside, the cottage showcases a perfect fusion of character and comfort. The open-plan living space is full of warmth and charm, featuring exposed timber beams, a painted stone feature wall, and a cosy electric fire. The modern kitchen is well-equipped with an electric oven, two-ring hob, microwave, and fridge, complemented by a sleek breakfast bar — ideal for relaxed dining or a glass of wine after a day by the sea.

Upstairs, the generously proportioned double bedroom boasts a king-size bed, more exposed stonework, and skylights that bring in plenty of natural light. The contemporary shower room offers a walk-in shower, basin, WC, and a heated towel rail, creating a boutique hotel feel.

While there is no dedicated parking, residents and visitors can make use of the town centre car park just a short walk away, or find on-street parking on nearby roads. The cottage is perfectly placed to enjoy all Brixham has to offer — from the bustling harbour and seafood restaurants to coastal walks and independent shops — all within easy reach.

Whether you're looking for a turnkey holiday let, a weekend escape, or a charming bolt-hole by the sea, Pilchard Cottage is a standout opportunity in one of Devon's most sought-after harbour towns.

**AGENT NOTE:** Under the Estate Agents Act 1979 (provision of information regulation 1991), we are required to point out that a vendor of this property is the relative an employee of L J Boyce Ltd.

**Council Tax Band: A**



- Stunning Character Cottage
- One Large Bedroom
- Grade II Listed Property
- Close To Town & Harbour
- Beautifully Presented Throughout
- Modern Shower Room
- Great Holiday Let or Bolthole
- With No Onward Chain

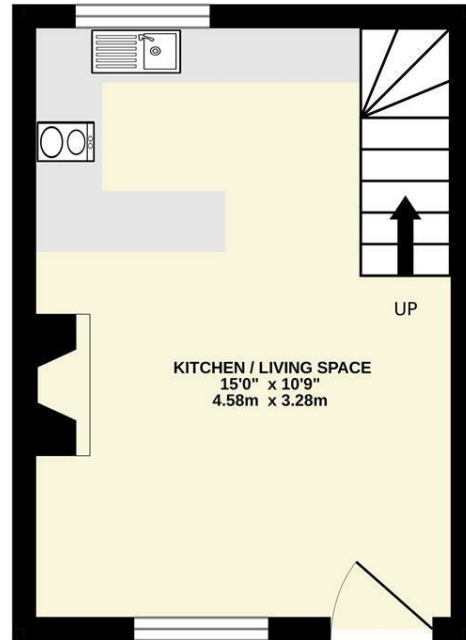




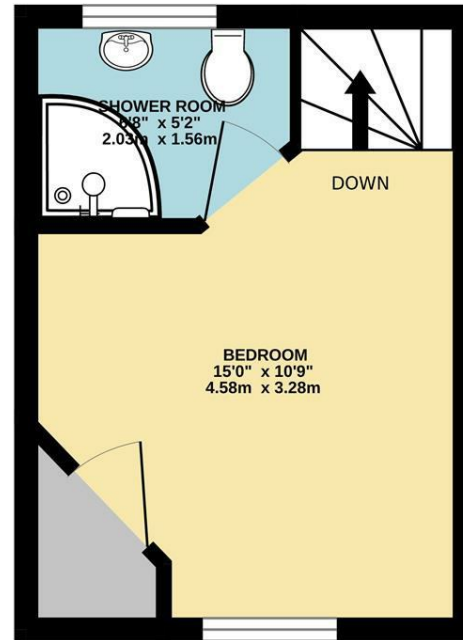




GROUND FLOOR  
157 sq.ft. (14.6 sq.m.) approx.



1ST FLOOR  
162 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 319 sq.ft. (29.6 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>                            |  |                         |           |
| (39-48) <b>F</b>                            |  |                         |           |
| (21-38) <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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