



1 Well House Pottery, Milton Street, Brixham, Devon, TQ5 0BP
Freehold House - End Terrace
Asking Price £295,000

boycebrixham
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Located on a popular residential road just off St Mary's Square, in the heart of the ever-popular hamlet locally known as "Cow Town," this charming Grade II listed converted barn, formerly an old pottery, enjoys a setting rich in character and history. The historic road leads in one direction down towards the town centre and the harbour's edge, while in the opposite direction it continues on to neighbouring Kingswear, with Dartmouth just beyond. The area is also well served by a regular bus service, providing convenient access to both destinations.

The location makes this an ideal property for those seeking a well-positioned home from which to enjoy everything Torbay and the South Hams have to offer. The property is perfectly placed as a base for exploring the South Devon coastline, with some of the Westcountry's most beautiful coastal walks accessible on foot. From the cottage, paths lead up Southdown Hill, from where you can follow scenic routes down to Mansands Beach, where the renowned South West Coast Path runs alongside the shoreline.

One particularly rare and valuable feature for a property of this type and location is the generously sized parking bay positioned to the side of the property. Off-road parking is seldom available for homes in this setting, making it a significant asset that adds both convenience and appeal.

The property itself is arranged as a reverse-level home, with the principal living accommodation situated on the first floor. A short flight of steps from the parking area leads up to a porch that provides access into the property. The spacious living room is a wonderful feature, enhanced by a striking vaulted ceiling that adds both character and a sense of openness. This space forms the heart of the home and flows comfortably into the well-proportioned kitchen area, which is well suited to both family life and entertaining.

Also located on the first floor is a useful walk-in storage cupboard where the gas combi boiler is housed. The property offers three bedrooms in total, comprising two double rooms and a good-sized single. Each of the bedrooms benefits from built-in storage, while the two double bedrooms also enjoy direct access out to the rear garden.

The rear garden is arranged across two main areas, beginning with a good-sized patio that leads up to a decked seating area, creating a private south-facing retreat ideal for relaxing outdoors. A gate provides access back to the parking area, while a pathway leads to a further patio space that is perfect for al fresco dining in complete privacy. The garden is attractively planted with subtropical species that echo the atmosphere of the English Riviera, creating a peaceful and characterful outdoor space to complement this charming and distinctive home.

Council Tax Band: C



- Charming vaulted converted barn (former pottery)
- Spacious vaulted living areas
- Rare private parking bay
- Grade II Listed
- Gas combi boiler & wood double-glazed windows
- Popular residential location



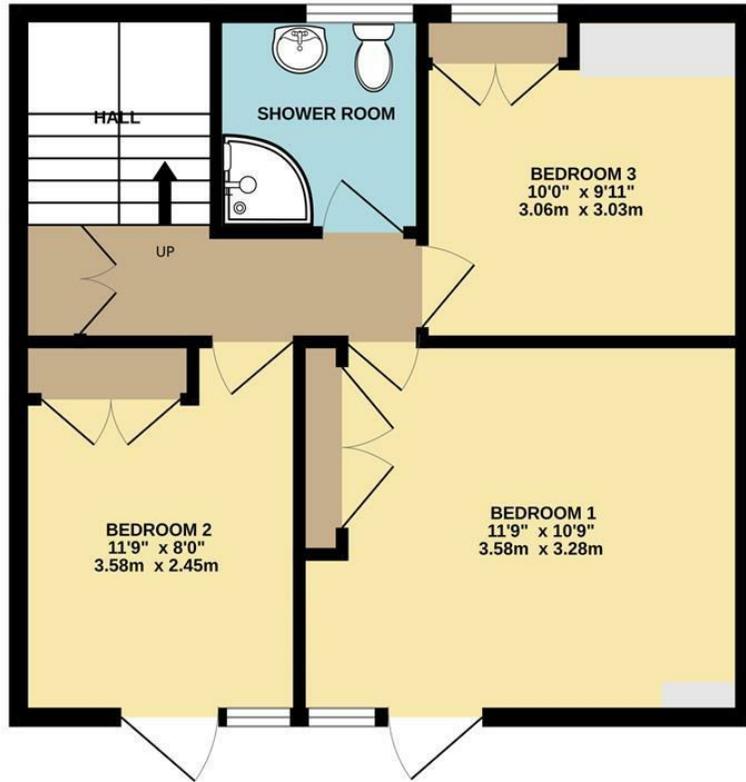
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GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



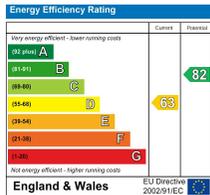
FIRST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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: D



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