



Rose Cottage, 3 Ranscombe Court, Ranscombe Road, Brixham, TQ5 9UX  
Freehold Cottage - Terraced  
£250,000

**boyce**brixham  
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Nestled just under half a mile from Brixham's vibrant harbour, waterfront, and town centre, Rose Cottage is a quintessential Brixham retreat—full of charm and character. Set within the sought-after Ranscombe Court, this delightful Grade II listed early 19th-century fisherman's cottage offers the perfect base to explore the town's rich heritage and coastal beauty, including scenic walks at Berry Head Country Park and Sharkham Point.

Discreetly accessed via a small gate off Ranscombe Road, the cottage has undergone a comprehensive and stylish refurbishment in recent years. Upgrades include professional tanking to the rear walls, a high-efficiency Worcester Bosch heating system with Nest thermostats, a contemporary wood burner in the lounge, a premium fitted kitchen, and a full redecoration throughout—complete with new carpets.

Inside, the bright and inviting lounge/diner flows seamlessly into a cleverly designed kitchen featuring quality integrated appliances. The fireplace, with its smart wood burner, creates a warm and welcoming ambiance - ideal for cosy evenings. Upstairs, the main bedroom is airy and light-filled, complete with a superb built-in wardrobe offering excellent storage. A second bedroom and a sleek, modern shower room complete the first floor.

Outside, the communal garden is attractively landscaped with a raised patio, level lawn, and traditional stone walling. At the far end, a private shed belongs to Rose Cottage, along with a separate outhouse (located at the end of the crescent) that serves as a utility room, with power and plumbing installed.

Whether you're seeking a stylish holiday let, a low-maintenance second home, or a peaceful permanent residence, Rose Cottage is a hidden gem not to be missed.

Council Tax Band: B



- Perfect Brixham Bolthole
- 5 Minute Walk To Harbour
- Charming & Characterful
- Sunny Communal Garden

- Beautifully Presented
- Super Lock'n'Leave Home
- Good Investment Opportunity
- With No Onward Chain



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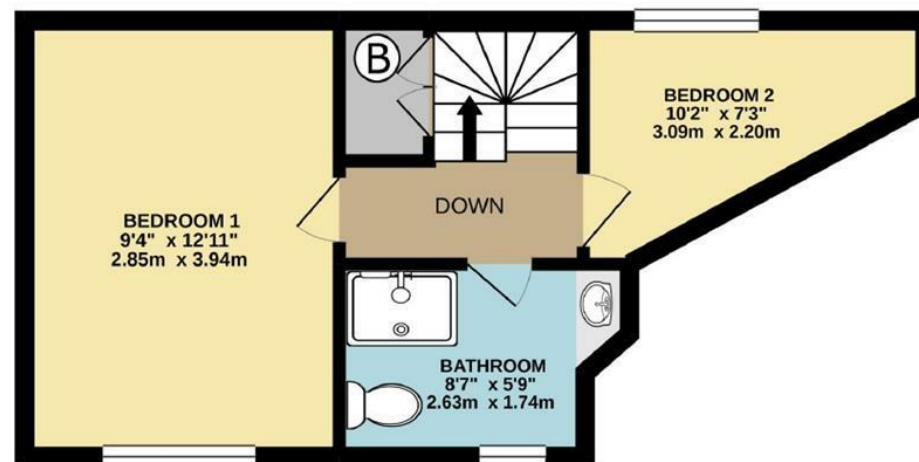




GROUND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



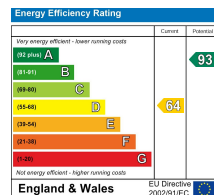
1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 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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