



Bees Cottage Polhearn Lane, Brixham, TQ5 9LE
Freehold House - Semi-Detached
Asking Price £389,950

boycebrixham
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Bees Cottage presents a rare and exciting opportunity to acquire a charming character property located in the very heart of Brixham. Perfectly positioned just moments from both St Mary's Square and the bustling town centre, the cottage is also only a short walk from the picturesque harbour and water's edge. This central yet peaceful setting makes it ideal for those seeking a blend of coastal living and convenient access to local amenities.

The property has been thoughtfully extended to create a generously sized family home, enhanced by the practical addition of a double-width car port offering off-road parking—an exceptional benefit in this part of town. Nestled along a quiet lane, the cottage offers both character and convenience, making it suitable as either a permanent residence or a holiday retreat.

Upon entering the property, you are welcomed by a small porch that opens into a spacious and inviting living room. This is a wonderfully proportioned room full of character, complete with a central fireplace that forms the heart of the space. Adjacent to the living room is the dining room, which flows through to the kitchen. There is fantastic potential here to reconfigure the layout into an open-plan kitchen-diner—perfect for modern family living and entertaining.

Also on the ground floor is a useful workshop/store, an outside WC, and direct internal access to the covered car port. These additions provide a highly practical element to the home, whether for everyday storage needs, hobbies, or even working from home. The layout offers a great deal of flexibility to suit various lifestyles.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. Impressively, each room is large enough to accommodate a double bed—including the fourth bedroom, which also benefits from a handy dressing area. The main bedroom, family bathroom, and en suite shower room are all part of the modern extension built above the car port. The main bedroom further benefits from a vaulted ceiling and direct access to a private balcony overlooking the garden—creating a peaceful and connected retreat.

The outdoor space is equally appealing, beginning with a charming lower courtyard that rises to a beautifully enclosed walled garden. Here you'll find a lawned area along with multiple seating options, including patios ideal for al fresco dining and enjoying the afternoon sun. This secluded garden offers both tranquillity and the perfect setting for outdoor entertaining or simply relaxing in privacy.

Council Tax Band: D



- Central Brixham character cottage location
- Four double bedrooms, one en suite
- Private walled garden and courtyard
- Freehold, Electric Heating
- Double-width car port with access
- Council Tax Band C, EPC D



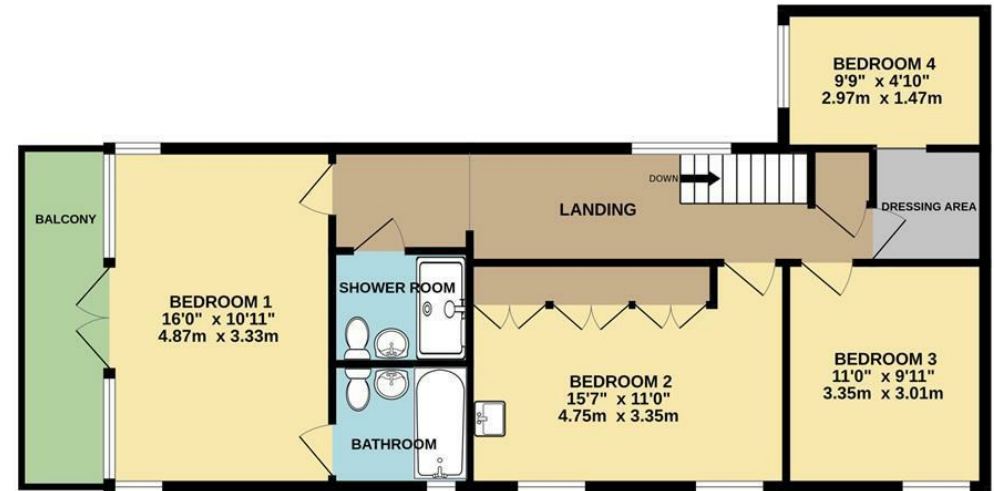
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GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.




1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(21-38) F			
(1-20) G			
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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