



Lobster Cottage, 4 North View Road, Brixham, Devon, TQ5 9TT
Freehold House - Detached
£425,000

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Set high above the harbour on one of Brixham's most sought-after and colourful cottage-lined streets, this unique, beautifully presented detached fisherman's cottage offers an exceptional blend of character and modern comfort. Lovingly updated by the current owners, the property enjoys breathtaking panoramic views across the busy harbour, Torbay, and the stunning South Devon coastline.

The harbourside, with its vibrant selection of restaurants, cafés, and pubs, is just a short stroll away via several charming pathways. From there, the Marina, Breakwater Beach, Shoalstone seawater pool, and the town centre can all be reached with ease on foot.

Arranged over four floors, the cottage provides deceptively spacious accommodation, with all principal rooms—including the shower room and en-suite bathroom—benefiting from the remarkable sea and harbour views. Full of warmth and character, it also offers excellent outdoor spaces: a paved terrace garden and a raised balcony, both perfectly positioned to capture the afternoon and evening sunshine while overlooking the harbour.

Practicality matches charm here, with unrestricted roadside parking available on North View Road and neighbouring streets.

Upgrades in recent years include a brand-new, high-spec kitchen/dining room on the lower ground floor, redecoration throughout, a new roof (2020), complete external re-rendering (also 2020), professional damp-proofing with guarantees - ensuring the cottage is finished to a very high modern standard and future-proofed for years to come. This is a rare opportunity to secure a truly special home that is ready to move into and enjoy from day one.

Council Tax Band: D



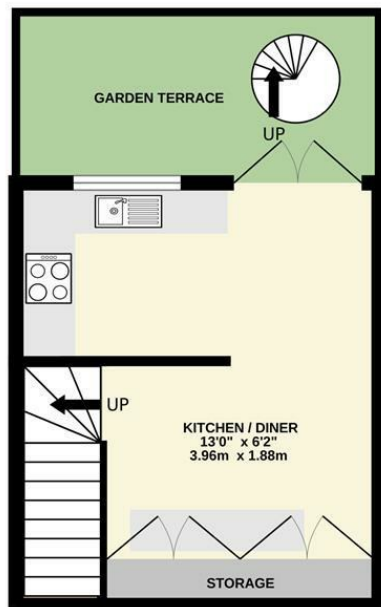
- Unique Detached Fishermans Cottage
- Council Tax Band D / Freehold
- Perfect Blend Of Modern & Character
- Exceptional Harbour & Bay Views
- Two Private Outside Space
- Three Bedrooms, Master Ensuite



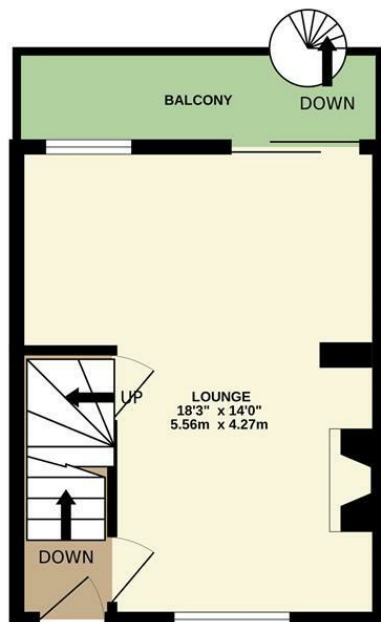
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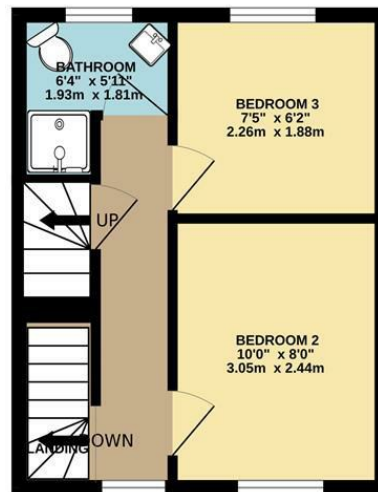
LOWER GROUND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



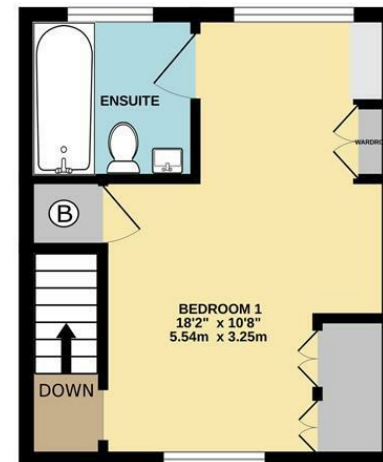
GROUND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.

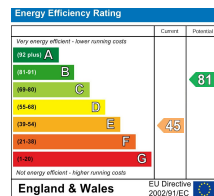


TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

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: E



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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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