



Brac Cottage, 8 Prings Court Market Street, Brixham, TQ5 8ET
Leasehold - Share of Freehold Maisonette
£229,950

boycebrixham
email property@ljboyce.co.uk call 01803 852736

In the very heart of Brixham, just moments from the lively town centre and picturesque marina, this beautifully refurbished Victorian-era maisonette perfectly blends timeless character with a sleek, contemporary finish. The property has been the subject of an extensive redecoration and landscaping programme, which extends beyond the interiors to include the charming walled garden. Enjoying exceptional privacy and all-day sunshine, the garden has been landscaped with low-maintenance living in mind and opens directly from the kitchen breakfast room onto a stylish timber sun deck, creating a wonderful space for relaxing or entertaining.

The interiors are surprisingly spacious, offering the convenience and comforts of a modern home alongside standout design features. The well-appointed kitchen comes complete with integrated appliances, including a wine chiller, and is complemented by a generous separate utility room. A striking dining hall showcases a contemporary floating tread staircase – a real design statement – while the large lounge is centred around a working wood burner set within an elegant limestone chimney stack, bringing warmth and charm to the clean, modern aesthetic.

Upstairs, two generous double bedrooms and a luxurious bathroom have all been finished to an exceptional standard. Throughout, the property's period heritage is enhanced by subtle yet sophisticated modern touches. A pretty and inviting entrance adds to the home's kerb appeal, and although there is no allocated parking, there is plentiful on-street parking nearby as well as town-centre car parks within easy reach. With no onward chain, this is a rare opportunity to own a beautifully presented, contemporary cottage-style home in one of Brixham's most sought-after locations.

Brac Cottage is held on a 999 year lease however will retain a 50% share of the Freehold with the apartment above retaining the other 50%. Maintenance and upkeep of the building and roof is to be split between the properties.

Council Tax Band: A



- Set In The Heart Of Brixham Town
- Victorian Era - Deceptively Large Accommodation
- Large Lounge With Wood Burner
- Lots Of Character Features With Modern Luxuries

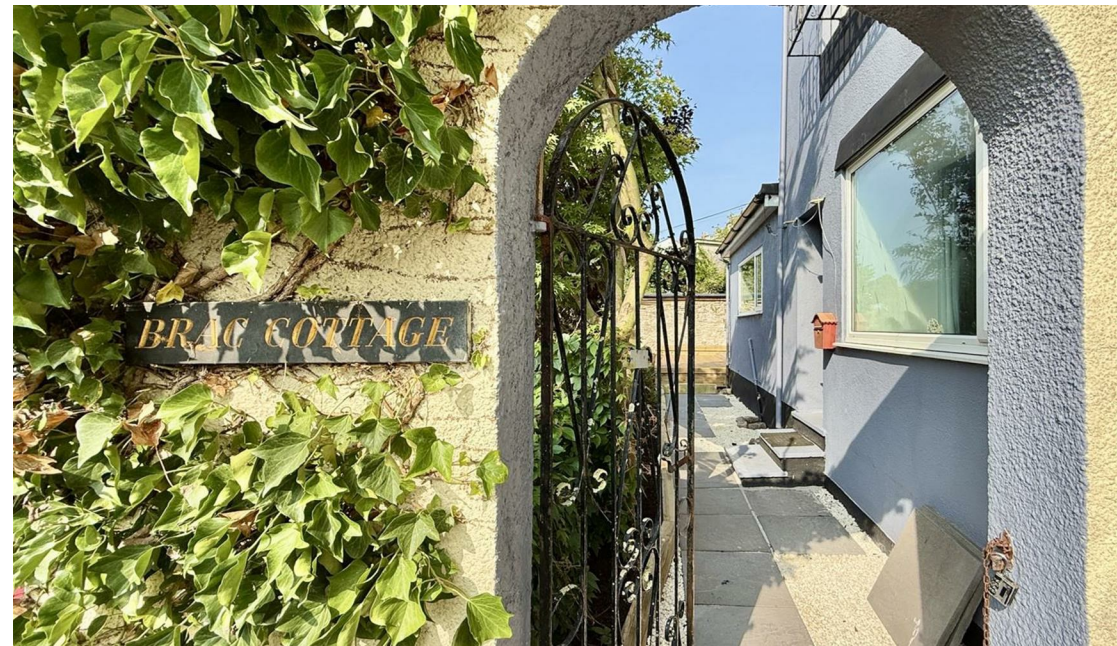
- Lovely Kitchen Breakfast Room & Sep Utility
- 2 Large Double Bedrooms & Luxury Bathroom
- Decent Size Dining Hall / Study With Floating Staircase
- Offered With No Onward Chain



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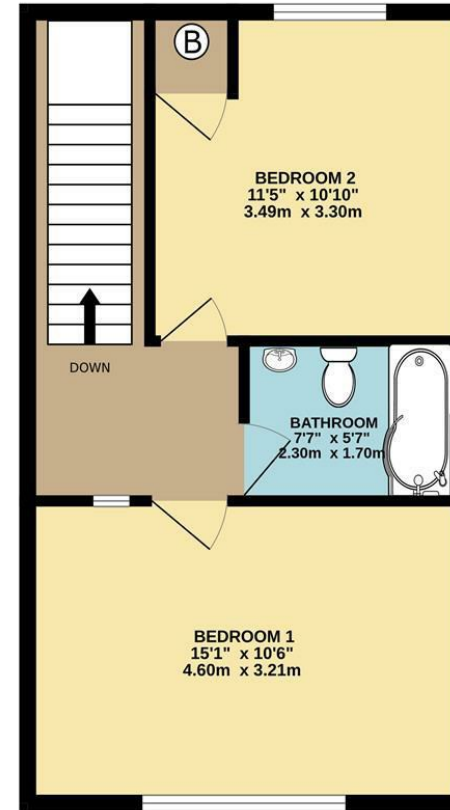


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GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



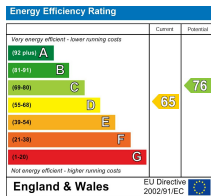
1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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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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