



Palm Cott, 5 Parkham Terrace Wren Hill, Brixham, Devon, TQ5 9HU
Freehold House - Terraced
£225,000

boycebrixham
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Palm Cott is a beautifully presented two-bedroom cottage, discreetly tucked away along a private lane. Offering a wonderful balance of seclusion and convenience, the property provides a peaceful escape while remaining only a short walk from the bustling town centre and picturesque harbour. Nestled beside Tinkers Wood in an elevated position, it benefits from excellent natural light and an open, leafy aspect rarely found in such a central location.

The cottage is now presented in immaculate, move-in-ready condition. The main living area is both welcoming and versatile, with space for comfortable lounge seating as well as dining furniture, while those who prefer may opt for a smaller breakfast table in the kitchen. Character and charm flow throughout, thanks to thoughtful details such as a feature wood-burning stove, pretty built-in alcove storage, and exposed limestone walls. The bespoke wooden kitchen cabinetry, complete with a Belfast sink, adds to the cottage's timeless appeal.

Upstairs, the spacious front bedroom features two built-in cupboards and provides a relaxing retreat, while the second bedroom at the rear is ideal as a guest room, study, or child's bedroom. A stylish modern shower room sits alongside a highly practical utility room, which houses the combi boiler and offers valuable extra storage. From here, doors lead directly out into the delightful rear garden.

The garden itself is a real highlight: cleverly terraced over two levels, it provides a choice of spaces to enjoy. The lower level offers a lovely timber deck, perfect for outdoor dining or entertaining, while steps rise to a sunny patio area that captures open views and includes gated access onto Parkham behind. Current owner has made access from Wren Hill where there is ample parking, straight into the decked garden with access into the back of the house. There is also street parking available to the front of the lane.

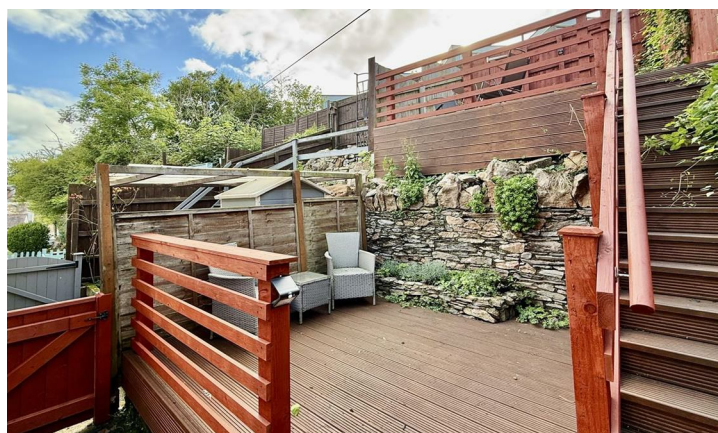
Palm Cott has been successfully operated as a holiday let, further underlining its appeal. It is available fully furnished, with the majority of contents available by separate negotiation, and comes to the market with no onward chain — ready for its next chapter as either a permanent home, a second home, or a proven investment property.

Council Tax Band: B



- Freehold Character Cottage
- Super Front & Rear Gardens
- Great Investment Or Home

- Two Double Bedrooms
- Council Tax Band B
- With No Onward Chain

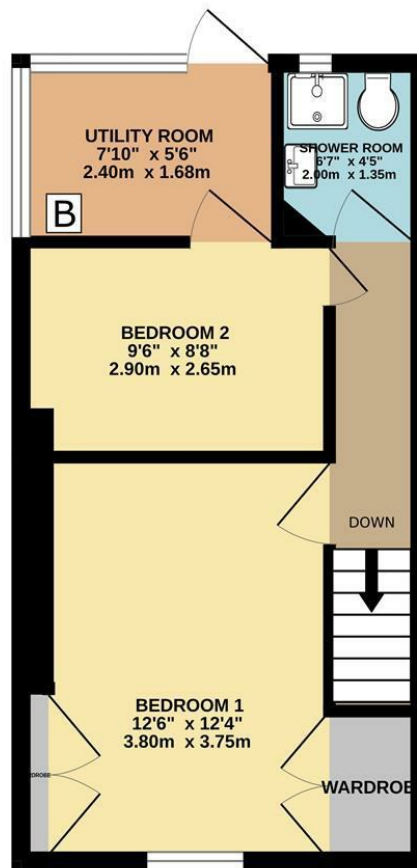
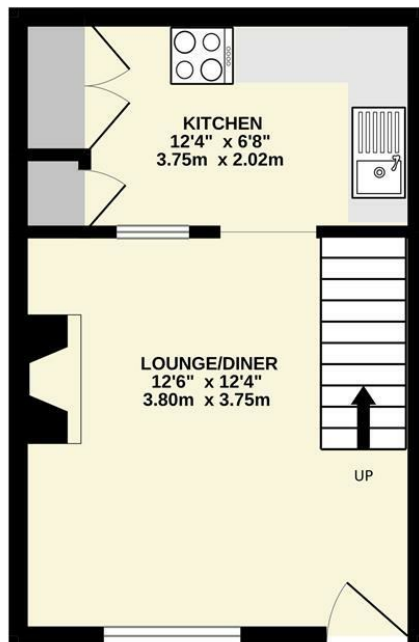




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1ST FLOOR
293 sq.ft. (27.3 sq.m.) approx.

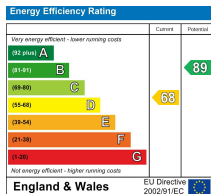
GROUND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 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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