



26 Rea Barn Road, Brixham, TQ5 9DU
Freehold House - Terraced
Offers Over £200,000

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Situated on the ever-popular Rea Barn Road, this characterful three-bedroom Victorian cottage enjoys a highly convenient position, ideally placed for everything Brixham has to offer. The town centre and picturesque harbour are just a short walk away, while a range of well-regarded primary schools and a secondary school are all within easy reach. The location also benefits from straightforward access both in and out of Brixham, making it well suited to families, professionals, or those seeking a coastal bolthole.

The accommodation is arranged in a traditional Victorian layout and is full of period charm. To the front of the property is a welcoming lounge overlooking the street, flooded with natural light and featuring a pretty stone fireplace. This flows through to the dining room, separated by an eye-catching room divider that adds both character and definition to the space. The dining room also enjoys a stone fireplace and benefits from a generous understairs storage cupboard.

To the rear is a very stylish fitted kitchen, thoughtfully designed to blend modern living with the character of the cottage. It is equipped with an inset gas hob, premium 'Neff' oven, and ample cupboard and worktop space (with space for washing machine and fridge/freezer..

On the first floor are two excellent double bedrooms along with a good-sized family bathroom and additional storage options. The second floor provides the largest bedroom, a lovely double room measuring over 16 sq m, and enjoying an elevated southerly aspect. The property further benefits from gas central heating and uPVC double glazing throughout, as well as an efficient EPC - C - rating.

Externally, the cottage is approached via attractive steps leading up from the road, with the pathway flanked by a low-maintenance garden. To the rear is a private, sunny courtyard garden, ideal for low-maintenance outdoor enjoyment, along with a brick-built shed providing useful additional storage.

Having recently undergone a basic freshen-up, the property now requires new floor coverings and is ready to go, offering a versatile, centrally located and characterful home—equally suited as a family residence or a low-maintenance coastal retreat. There is no parking with this property, however street parking is freely available in the immediate vicinity.

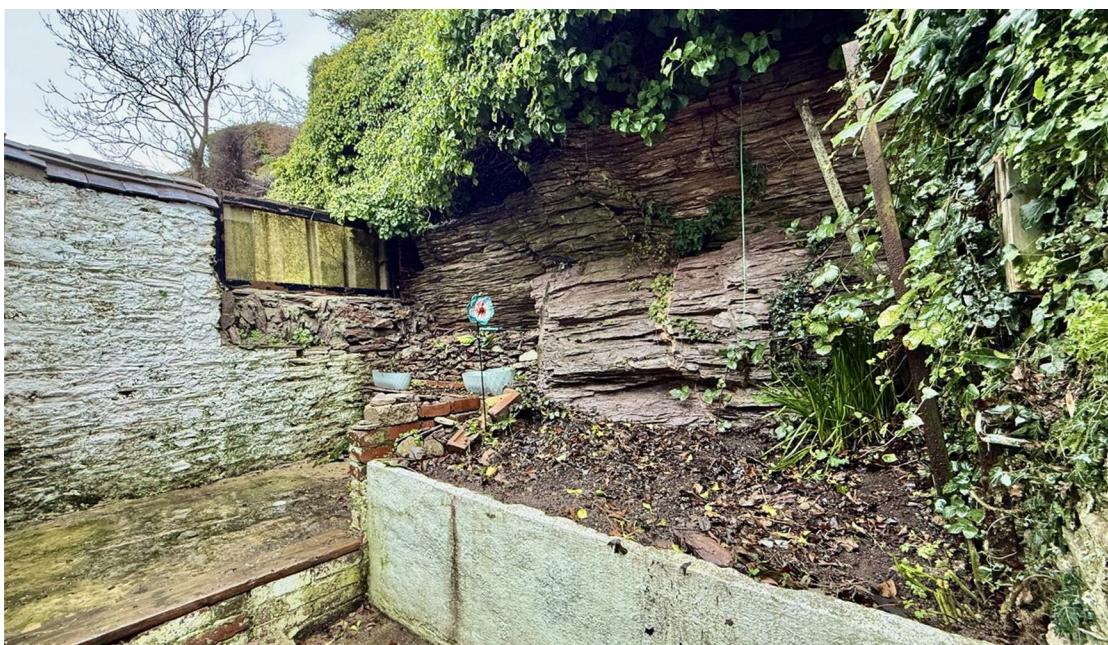
Council Tax Band: B



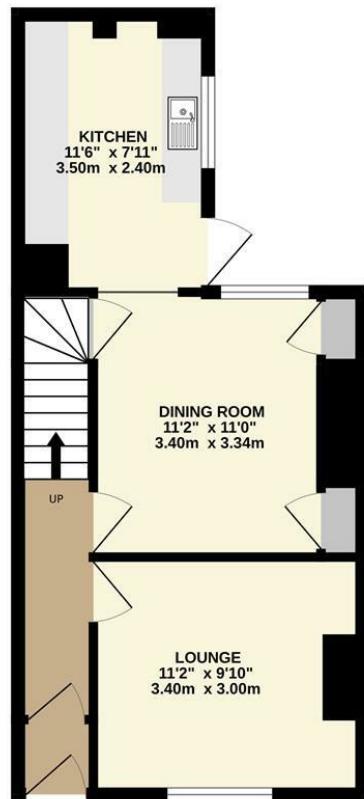
- Three Bedroom House
- Full Of Charm & Character
- Freehold - Council Tax Band B

- Central & Convenient Location
- Two Reception Rooms
- With No Onward Chain

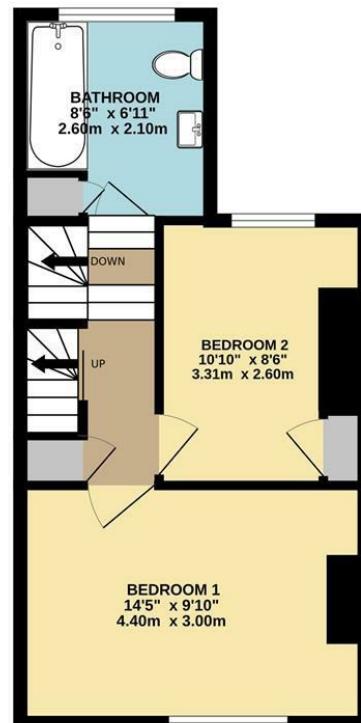




GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
192 sq.ft. (17.8 sq.m.) approx.

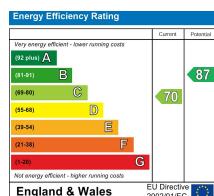


TOTAL FLOOR AREA : 910 sq.ft (84.5 sq.m.) approx.

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: C



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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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