



The Old Net Store, 13 Higher Street, Harbour Area, Brixham, Devon, TQ5 8HJ  
Freehold House - Terraced  
£250,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



Tucked away in the heart of Brixham's Harbour Bowl, this charming and deceptively spacious former net store—tastefully converted around 15 years ago—offers an enviable central location. Just a five-minute walk brings you to the vibrant harbour and town centre, making it the perfect base for exploring everything this picturesque coastal town has to offer. The gently sloping hill provides a convenient drop-off point for the cottage, and there is ample on-street parking nearby.

From the street, the property presents a modest yet characterful appearance, with a unique curved stone façade. Inside, however, it opens up into a bright and generously sized living space, ideal for entertaining. The modern fitted kitchen is well-equipped with integrated appliances, including a fridge, freezer, dishwasher, and washing machine, and offers ample storage. A downstairs WC adds further convenience on the ground floor.

Upstairs, both bedrooms are spacious and full of natural light. The principal bedroom is particularly large and benefits from a sleek en-suite shower room. A well-appointed family bathroom serves the second bedroom and completes the upper level.

French doors from the living area open onto a large, paved patio garden—enclosed by timber fencing and complemented by established bamboo plants. This private, south-facing outdoor space enjoys open views, excellent sunlight, and is ideal for al fresco dining in the warmer months. A side gate provides access to a shared path leading out to Higher Street.

Just a short stroll down the hill brings you to an array of boutique shops, galleries, and restaurants, all set against the postcard-worthy backdrop of Brixham Harbour.

While the property does not include private parking, on-street parking is available nearby, and the main town centre car park is only a 30-second walk away, with permits available. The home also benefits from gas central heating, serviced by a modern boiler.

Offered to the market with no onward chain, this is a rare opportunity to secure a unique and well-located property in one of South Devon's most sought-after locations.

**Council Tax Band: B**



- Positioned In The Heart Of Town
- Modern, Open Plan Living Area
- Neutrally Decorated Throughout
- Ideal Harbour Bolt Hole

- Light And Airy Accommodation
- Spacious Bedrooms (One Ensuite)
- Private Garden With Southerly Views
- Characterful Converted Net Store



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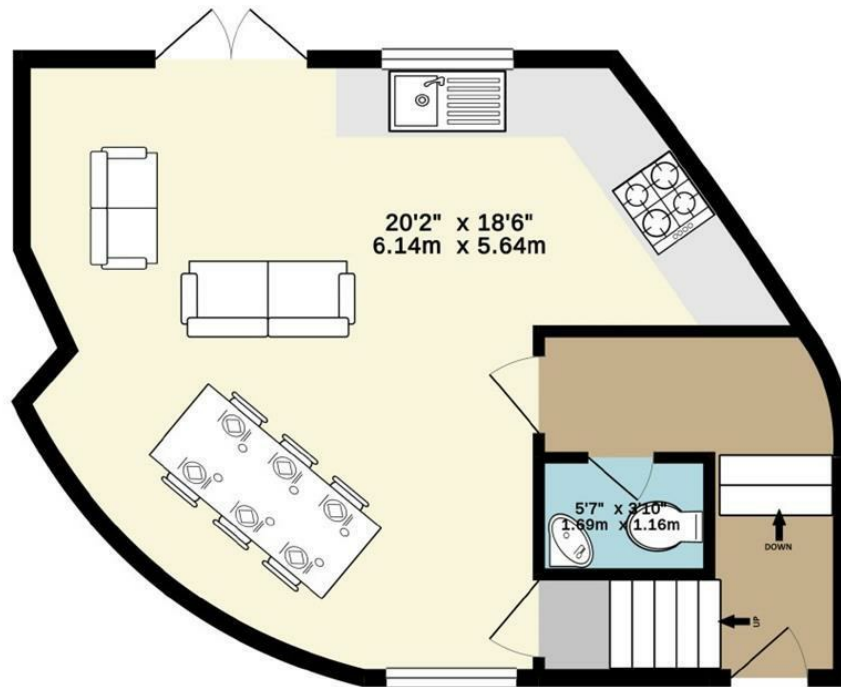




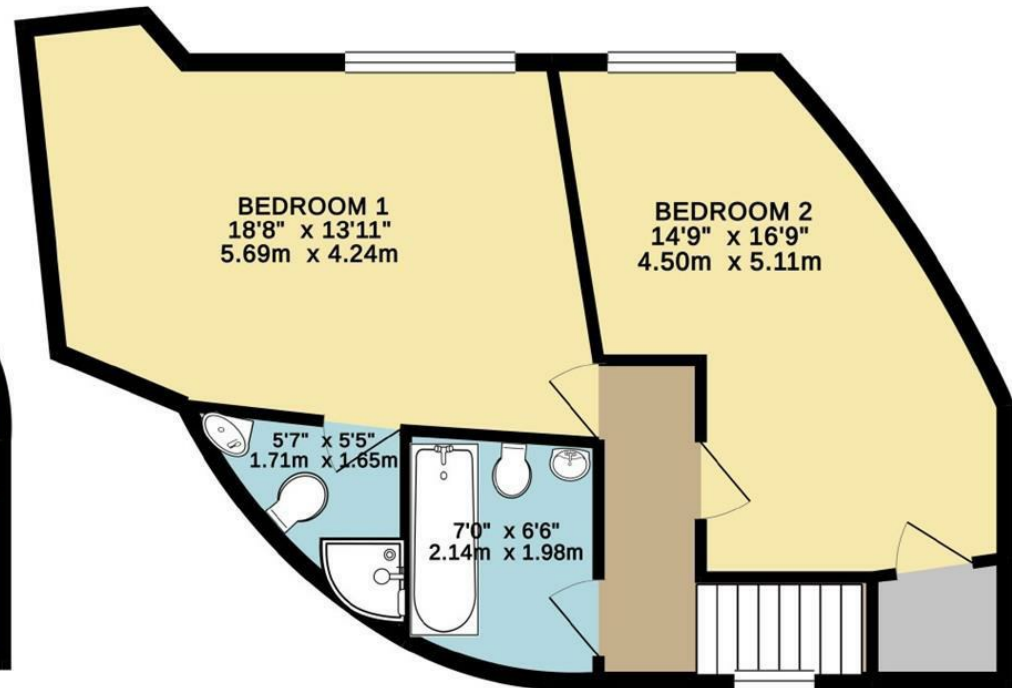




**GROUND FLOOR**  
461 sq. ft. (42.8 sq. m.) approx.




**1ST FLOOR**  
520 sq. ft. (48.3 sq. m.) approx.



**TOTAL FLOOR AREA : 981 sq. ft. (91.1 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:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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