



Appin House

Brixham, Devon, TQ5 8HW

Period Property close to Brixham Harbour

- Stunning Harbour and Sea Views
- Characterful period property close to the harbour
- Large 23' first floor reception room
- Reception 2/Home office 15'8 x 15'7
- Three double en suite bedrooms
- Dressing Room/ Bedroom 4 and family bathroom
- Balconies and large Roof Terrace with panoramic views
- Double length garage approx. 30'
- Excellent Internet Speeds 40 Mbps

Appin House is a hidden gem situated just above Brixham's inner harbour on Higher Street. Formerly three fisherman's cottages it now comprises a lovely light and bright three bedroom home with lovely feature fireplaces, two reception rooms, a useful utility room and the added bonus of a large double length garage. This unique property would make a lovely family home or holiday home.

Approached from a small covered doorway off Higher Street, the front door leads into a hall with flagstone style floor off which is a useful utility room with recently installed gas boiler, sink and space for fridge/freezer, washing machine and steps up to the first floor. Straight ahead is a study / second reception room with lovely large shuttered sash style windows, and feature painted fireplace recess. Also on this floor is the family shower room, bedroom 4/dressing room with steps down to bedroom with en suite shower room and fitted wardrobes.

On the first floor is a cosy bedroom with en suite bathroom with roll top bath and lovely views over the harbour. The large landing

Asking Price £550,000



is a great space to sit and watch the day go by, before entering the stunning 23 foot reception room with bow window and glorious harbour views, in addition it benefits from a small inner courtyard which provides lovely dual aspect light.

From here are steps down to the main bedroom with en suite shower room which also benefits from sliding patio doors to a lovely balcony on the harbourside and fully fitted wardrobes. From this floor steps lead to a fully fitted kitchen breakfast room with built in double electric Siemens ovens, a gas hob. There is space for a dining table and sliding doors out to a balcony with steps up to a large roof terrace, which provides a wonderful open space in the heart of the town.

Outside

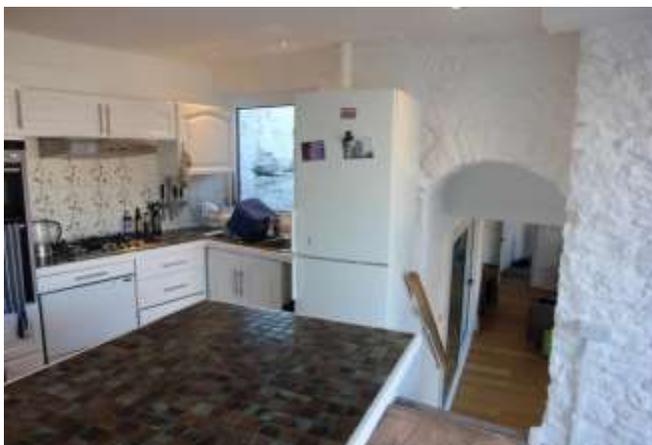
There are 2 balconies and a large roof terrace giving panoramic views over the harbor and the sea beyond. The **Large Double Garage** approx. 4.3m x 9.8m (14' x 32') perfect for a car and a boat or 2 cars and there is also parking for one car on the driveway. Accessed from roof terrace, or following on from Higher Street. Vehicular access can be had from Overgang /North Furzeham Rd.

Location

The fishing port of Brixham is one of the prettiest in England and is a thriving working town as well as a seaside holiday resort. Renowned for its fishing fleet and fish market and Mitch Tonks' Rock Fish restaurant which is one of the many bars, pubs, bistros to be found around this attractive harbour. Brixham also has numerous independent shops and supermarkets to suit most everyday needs. Torbay is renowned for its mild winter weather, which is why it has so aptly been named The English Riviera. There are beaches close by and also some lovely coastal walks around Berry Head. For the golf enthusiast, Churston Golf course is only 2 miles away. Well located overlooking the harbour this lovely home is peacefully located in the heart of Brixham town centre.

Directions

Please park in Brixham Central Car Park go up the steps to the North and turn right onto Middle Street. You will find some steps on your left please go up these and turn right. After about 100m you will find Appin House on your left.



Tenure - Freehold

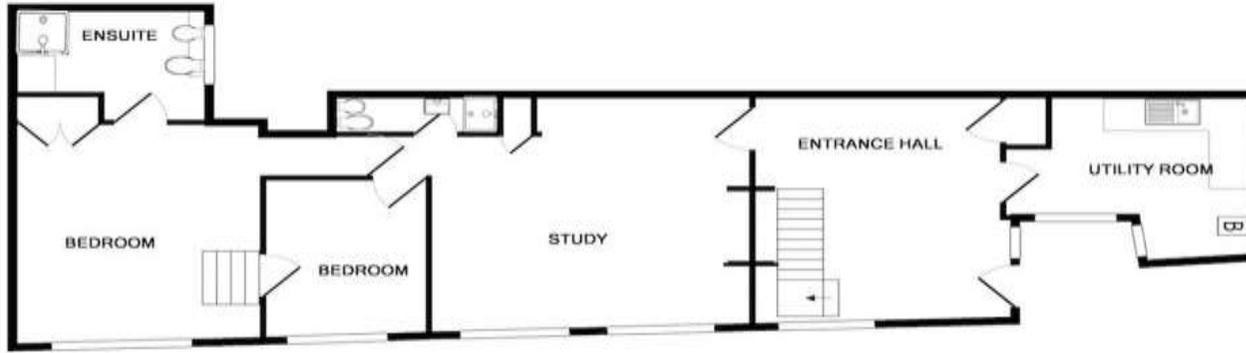
Services - Mains Electricity, Gas, Water and Drainage

VIEWINGS BY APPOINTMENT:

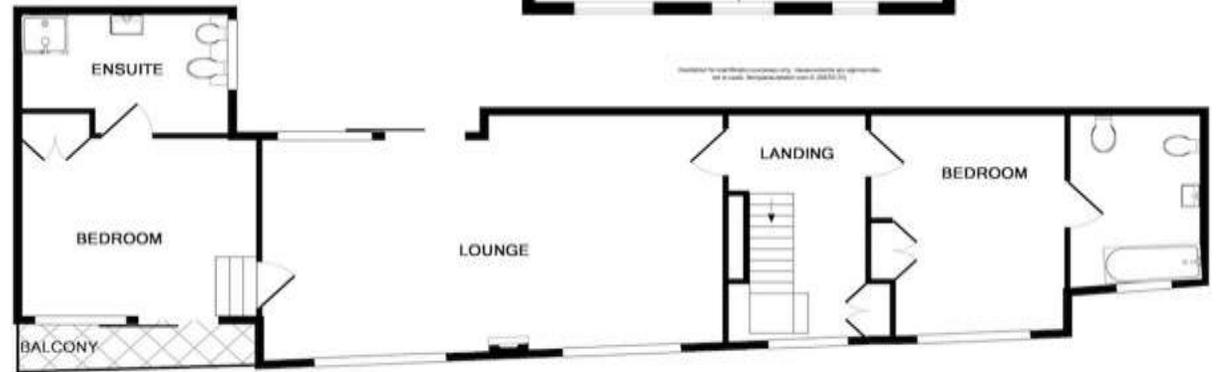
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Bedroom 9'9 x 13'9 (2.97m x 4.19m)
Bedroom/Dressing Room 7'7 x 9'7 (2.31m x 2.92m)
Reception 2/Study 15'8 x 15'7 (4.77m x 4.75m)
Entrance Hall 9'0 x 10'4 (2.74m x 3.15m)
Garage 28'5 x 13'9 (8.65m x 4.19m)



Bedroom 10'10 x 13'5 (3.3m x 4.09m)
Lounge 23,3 x 15'5 (7.08 x 4.7m)
Bedroom 9'0 x 10'4 (2.74m x 3.15m)

Important Notice

1. Particulars; these particulars are not an offer or contract nor part of one. You should not rely on statements by Chz nor any joint agent has any authority to make any representations about the property or development and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors.
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