



# Laywell Cottage

Milton Street, Brixham, Devon, TQ5 0BZ



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**Substantial 3 Bedroom Grade II Listed Cottage  
Beautiful Walled Garden, Driveway and Detached Garage  
Scope for Imaginative Refurbishment & Reconfiguration to Create a Superb Family Home  
Excellent Scale of Accommodation Space on Offer  
A Rare Opportunity to Create a Beautiful Project in a Superb Location**

## **LOCATION**

Laywell Cottage is situated on the corner of Milton Street and Summer Lane, approximately 1 mile from Brixham town centre and 1 mile from Brixham Cross at Hillhead. This area, known as Higher Brixham, is a sought after and convenient residential location.

## **LAYWELL COTTAGE**

Laywell Cottage, originally constructed in the 18th century as two separate houses, is a beautiful and charming Grade II Listed semi-detached cottage, which retains many characterful individual historic features, but also provides a generously dimensioned accommodation.

The property has been in the same ownership and is for sale for the first time in many decades. It presents a fantastic and unique opportunity for a buyer to use their creativity and imagination to remodel and refurbish the house into a spectacular 3 bedroom family home.

Outside, is a spacious and sunny walled garden - private and secluded. This area also has great potential. To the rear of the plot is a private gated driveway leading to a double depth single width garage. There is the possibility of increasing the size and height of this structure and even possibly linking it to the rear of the main house (subject to necessary planning and heritage consents).

Laywell Cottage is a great opportunity - not to be missed and viewing is highly recommended.

## **EPC RATING E**

Ref No: 4866

Offers in Excess of £300,000 Freehold

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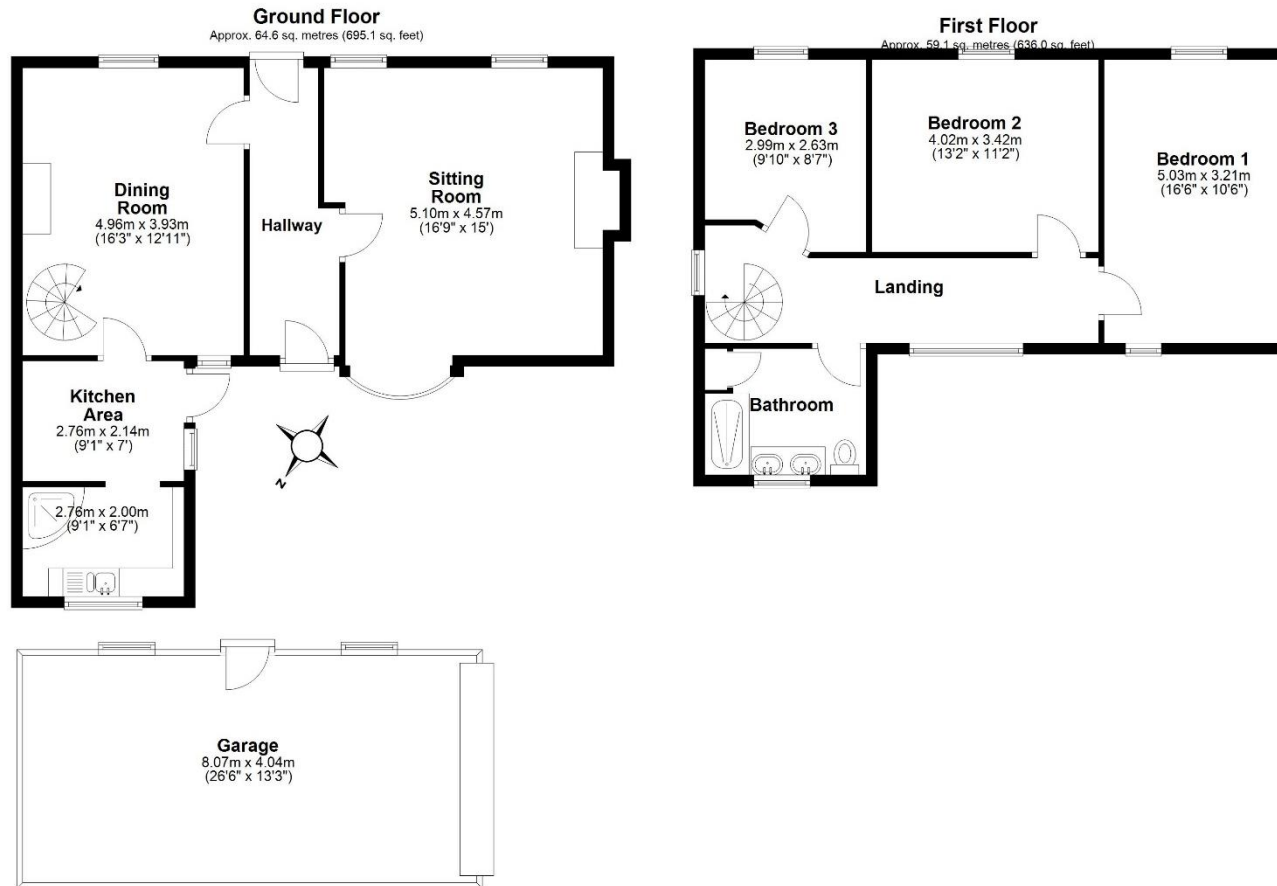
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Total area: approx. 123.7 sq. metres (1331.1 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.  
Plan produced using PlanUp.

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