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Ye Olde Coffin House

King Street, Brixham, Devon, TQ5 9TF



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**Famous Premises with Unique History in Prestigious Town
Grade II Listed Four Storey Building, Built in 1736
Commercial Ground Floor Unit with Planning to Convert to Residential
Delightful 2/3 Bedroom Town House with Pretty Sun Terrace
Must Be Viewed to be Fully Appreciated**

LOCATION

Brixham has established itself as a popular & increasingly prestigious resort town – highly regarded by visitors and residents alike. The town benefits from a colourful and busy harbour with the country's most valuable fishing port alongside a 500 berth Marina, and a promenade around the harbour linking the town centre and the breakwater. The town enjoys a variety of independent and multiple retailers and highly reputable cafes, restaurants and pubs. Brixham together with Torquay and Paignton form the Borough of Torbay with an indigenous population of over 120,000 and popularly known as The English Riviera.

DESCRIPTION

'Ye Olde Coffin House' is a Grade II listed building, built in 1736. Reputedly unique design came about after a family feud, where a daughter was forbidden to marry a man, her father disapproved of; saying 'I would rather see my daughter in a coffin than wed to you'! This resulted in the rejected son-in-law building a house in the shape of a coffin. The Father was so impressed he allowed his daughter to marry the gentleman.

The premises now consists of a ground floor retail unit and self-contained 2/3 bedroom town house. The retail unit has planning consent to convert to a residential unit which could either be self-contained or be included into the current town house via an existing staircase leading to the kitchen above.

The current owners trade from the ground floor and on occasion have let the town house via Airbnb. The premises will be sold with vacant possession. The furniture in the town house is available via separate negotiation.

Ref No: 4906

Offers in Excess of £435,000 Freehold

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The premises comprises:-

GROUND FLOOR RETAIL UNIT

25' 8" x 11' 5" (7.82m x 3.48m) Irregular shape reducing to 4'6".

OFFICE

5' 0" x 4' 4" (1.52m x 1.32m)

STAFF CLOAKROOM

Wash hand basin and W.C.

TOWN HOUSE

Character residence retaining many original features.

Entrance off the steps to the left hand side of the building. The steps lead to Mount Pleasant Road.

LOUNGE/DINING ROOM

21' 5" x 12' 10" (6.52m x 3.91m) (max - narrows')

Original stone fireplace and hearth. Window with front aspect and sea glimpses.

KITCHEN

11' 8" x 8' 10" (3.55m x 2.69m)

Fitted wall and base units with solid timber worktops. Stainless steel sink with drainer. Fittings for gas cooker and dishwasher. Concealed gas fired boiler.

STORAGE/UTILITY ROOM

9' 5" x 4' 11" (2.87m x 1.50m) (max)

Stable door leading to external side access.

Staircase to:-

FIRST FLOOR

SITTING ROOM/ TV ROOM

9' 0" x 8' 9" (2.74m x 2.66m) (max)

Exposed stone wall. Access to sun terrace.

PRIVATE TERRACE

Delightful seating area with sunny aspect overlooking the steps leading to Mount Pleasant.

BATHROOM

11' 5" x 5' 1" (3.48m x 1.55m)

Fully fitted with spa bath and shower over, WC, wash hand basin and heated towel rail.

BEDROOM / OFFICE

12' 11" x 7' 1" (3.93m x 2.16m) (max)

With front aspect and sea glimpses.

Twin staircases to:-

SECOND FLOOR

BEDROOM 1

19' 2" x 8' 10" (5.84m x 2.69m) (max)

Fitted wardrobe.

BEDROOM 2

11' 8" x 9' 8" (3.55m x 2.94m)

Fitted wardrobe. Front aspect with sea glimpses.

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GENERAL INFORMATION

RATEABLE VALUE

2023 List: £1,950. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

COUNCIL TAX BAND B

TENURE

Freehold with vacant possession.

SERVICES

The premises is connected to all mains services and benefits from gas central heating.

EPC AWAITED

INVENTORY

To include furnishings and equipment available via separate negotiation.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.



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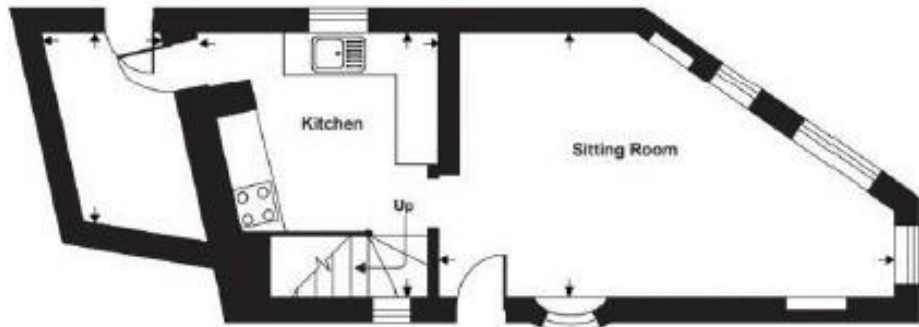
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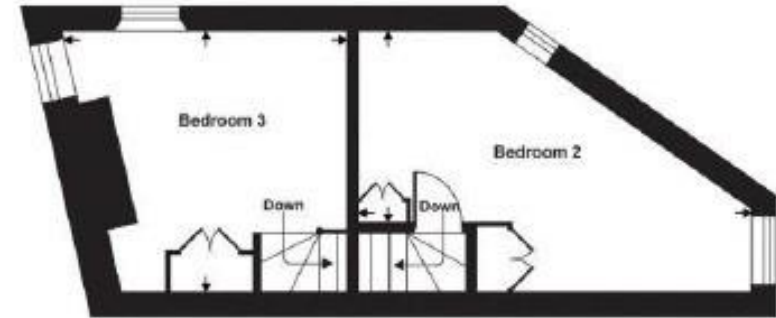


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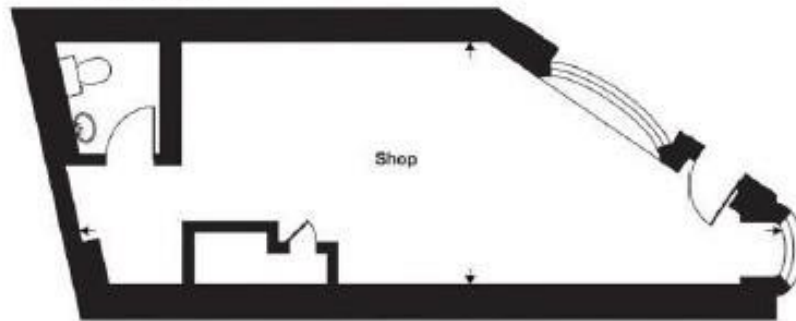
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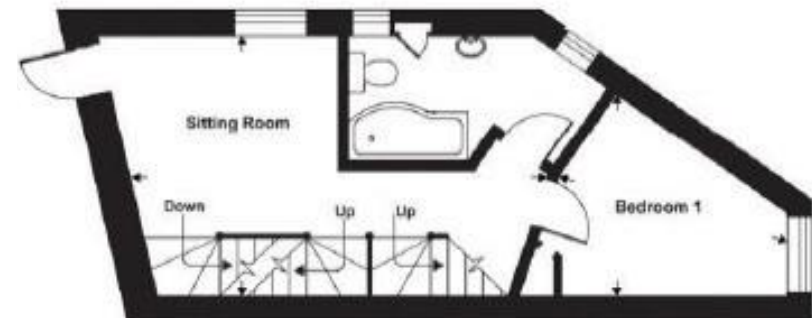
Ground Floor



Second Floor



Lower Ground Floor



First Floor



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