



Hortus House

52 Milton Street, Brixham, Devon, TQ5 0BZ



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**Versatile 6 Bedroom Historical House
Arranged as 4 Bedroom House & 2 Room Air BnB
Beautiful Walled Hidden Haven, Roof Terrace & Rear Driveway
A Successful Airbnb Unit Producing £18,000 Annually (Scope for Increase)
Imaginative Refurbishment & Reconfiguration Opportunity to Create a Superb Family Home**

LOCATION

Hortus House is situated on Milton Street opposite Summer Lane, approximately 1 mile from Brixham town centre and 1 mile from Brixham Cross at Hillhead. The house sits on a main bus route for ease of access to the local areas. This area, known as Higher Brixham, is a sought after and convenient residential location, benefitting from nearby local amenities such as convenience store, Post office, pubs and takeaways.

Brixham is a thriving and increasingly prestigious resort town, admired by both residents and visitors. The town boasts a lively harbour, home to the UK's most valuable fishing port, as well as a 500-berth marina. A charming promenade runs around the harbour, linking the town centre to the breakwater. Brixham is also known for its mix of independent shops, cafes, restaurants, and pubs. Together with Torquay and Paignton, it forms the Borough of Torbay, with a population of over 120,000, often referred to as The English Riviera.

Ref No: 5057

£440,000 Freehold

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DESCRIPTION

Hortus House is a historic property nestled in the heart of Brixham's old village. This charming 11-room house offers versatile living space, currently configured as:

GROUND FLOOR

A successful Airbnb unit with bedroom, kitchenette and spacious bathroom. The B&B could be a lovely internal granny flat that has a separate access to the main house. The ground floor has the main kitchen and a sitting room with log burner and French doors that lead to the cobbled courtyard and garden.

FIRST FLOOR

Three versatile rooms. A clawfoot bath bathroom and access to the sun terrace. The rooms are ideal for bedrooms, sittings rooms or office space.

SECOND FLOOR

A spacious attic bedroom with en-suite bathroom and ample storage.

RECENT RENOVATIONS

The current owners have lovingly restored the house, upgrading the electrical and plumbing systems, installing a new central heating system, and enhancing its historical character with unique interior design.

OUTDOOR SPACES

The property boasts a private walled garden, a sun-drenched terrace, and convenient off-street double parking.

HISTORICAL SIGNIFICANCE

Dating back to 1636, Hortus House has a rich history. The original farmhouse was destroyed by fire in the 1860s, and the current structure was subsequently built. Traces of the past, including remnants of historic cottages and the former farmyard, can still be found on the property.

COUNCIL TAX BAND C

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC AWAITED

VIEWING

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

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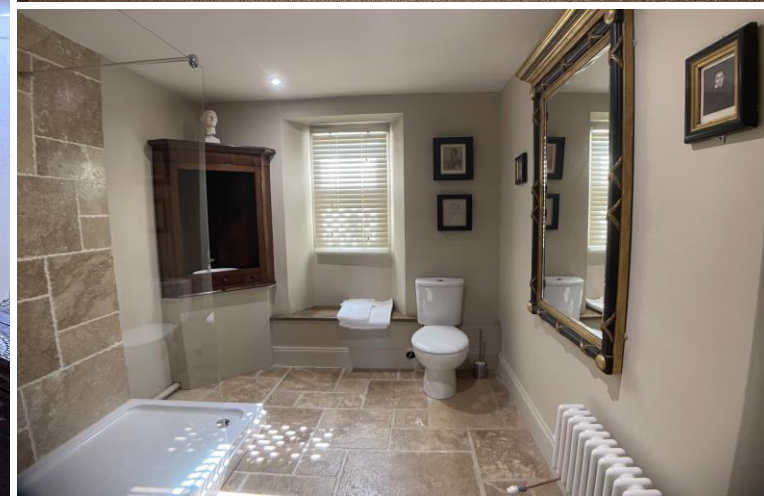
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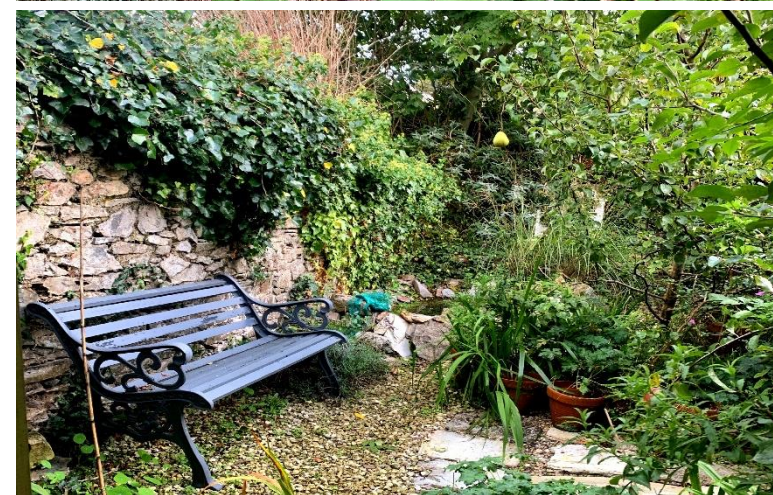
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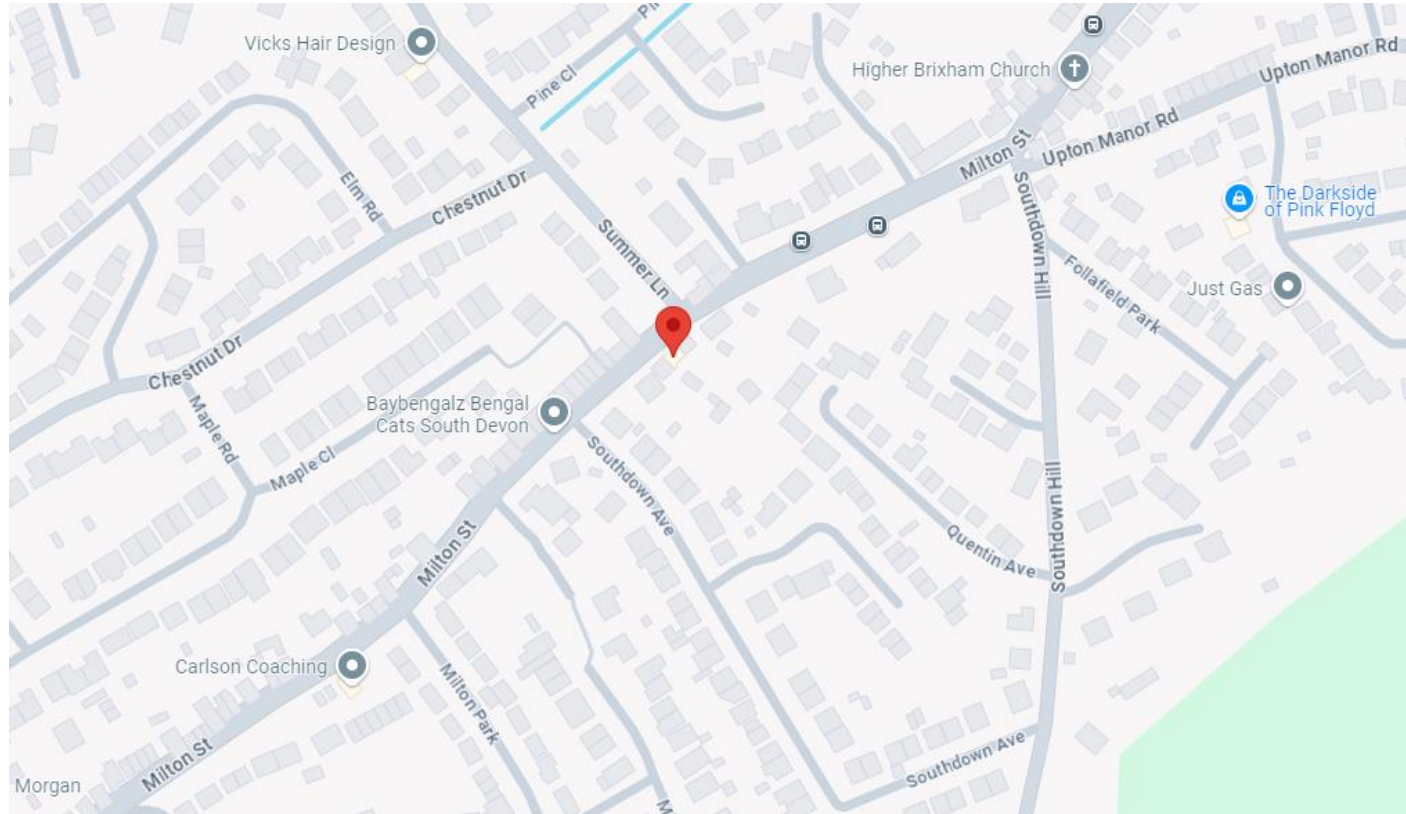
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www.bettesworths.co.uk
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