

THE STONE HOUSE

BRIXTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

The Stone House | Brixton | Plymouth |
Devon | PL8 2AL

This home exudes presence—refined yet relaxed,
beautifully updated, and ideally positioned to
enjoy both privacy and village life.

Mileages

Plymouth (shops / restaurants) - 5.3 miles, A38 - 5.5 miles,
Exeter - 41.9 miles, Foxhound Pub - 0.1 miles, Ben's
Farmshop - 1.5 miles, Wembury Beach - 4.3 miles
(All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Breakfast Room, Dining Room, Home Office, Utility
Room, WC, Store Room, Entrance Hall, Sitting Room

First Floor

Bedroom with Dressing Room & En-suite, Bedroom with En-
suite, Two Further Bedrooms, Family Bathroom

Outside

Driveway, Double Garage / Workshop with a Tool Store &
Wood Store, Garden, Decked Area, Hot Tub, Woodland Area,
Patio, Electric Car Charger

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, Devon,
PL8 1AT



The Stone House

"The stunning natural light that pours
through the ceiling lantern in winter
creates a warm and welcoming setting"

The approach to this exceptional property is one of undeniable presence. A right of way over a gently sweeping driveway guides you towards the private electric gates, leading to the expansive driveway and double garage. This graciously designed approach offers both a sense of arrival and a peaceful transition into the property's serene, secluded grounds.

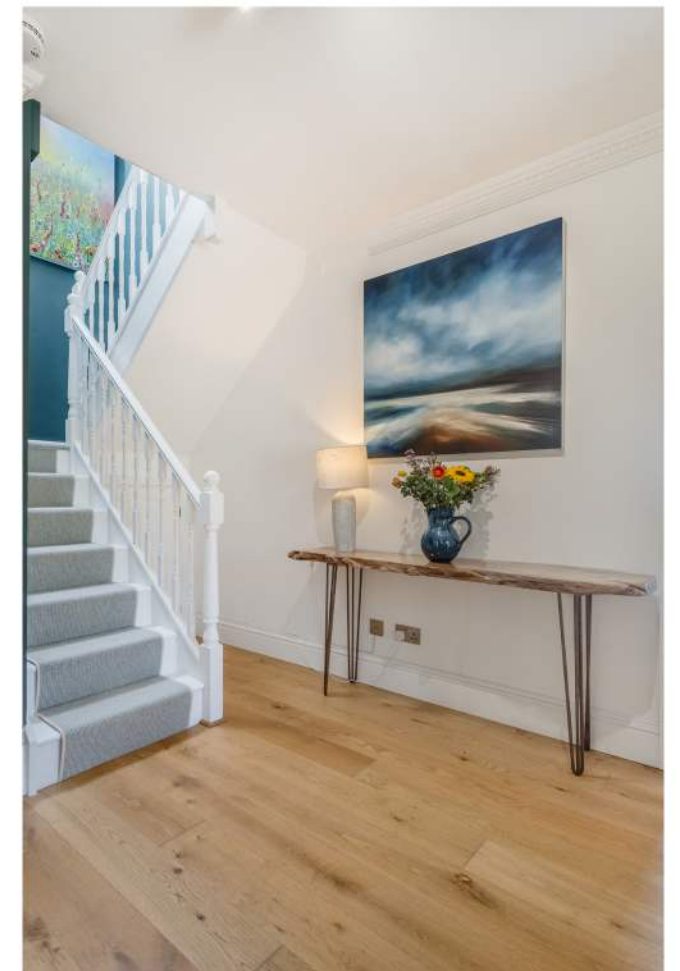
This thoughtfully crafted village home, nestled within exceptional gardens, strikes a harmonious balance between modern comforts and historic charm. The property enjoys a unique sense of seclusion yet remains just a short stroll from the heart of the village. Mature trees and soft landscaping provide a peaceful, almost tranquil atmosphere.

Built around 25 years ago, the home combines traditional country-house appeal with the advantages of modern construction. Since acquiring the property, the current owners have undertaken an extensive renovation, paying careful attention to materials and finishes. The result is a home that feels both fresh and timeless, with new kitchen and bathroom suites, as well as a striking glazed garden room off the kitchen. This space is flooded with natural light, offering a seamless connection to the garden and enhancing the home's flow. The windows and doors have all been replaced bar the utility and toilet at the rear, from wooden windows to powder coated aluminium, and a modern electric vehicle charging point has been installed.

Inside, the home spans approximately 2,175 sq ft across two floors. The layout is designed to create a natural flow of space. The entrance hall, spacious and beautifully composed, sets the tone for the property's refined character. The kitchen is the heart of the home, designed for both gathering and relaxation. The space seamlessly incorporates a garden room with a lantern ceiling and a dining area, creating a beautifully flexible layout. The current owners make the most of this arrangement by using the garden room as a relaxed sitting area during the summer months, opening onto the terrace and garden for easy, alfresco dining on the patio. During the colder months, the dining area becomes a cosy snug, while the garden room takes on a new role as an atmospheric dining space. The stunning natural light that pours through the ceiling lantern in winter creates a warm and welcoming setting, perfect for sharing meals while staying connected to the garden beyond. This adaptable design allows the home to respond effortlessly to the seasons, enriching everyday life through its strong connection to the outdoors. Large glazed doors open from the kitchen onto a broad sun terrace, further enhancing the connection between house and garden.

The separate sitting room, with a contemporary wood burner, offers a cosy retreat. From here, patio doors open onto a southerly decked terrace with a deck-level hot tub, overlooking the historic walled garden and with long views across the Yealm Valley—a truly special place to unwind and soak in the surroundings. A versatile study or fifth bedroom provides a quiet space for guests or home working. The ground floor also includes a utility room, cloakroom, and generous storage.

Upstairs, the accommodation comprises four well-proportioned bedrooms. The principal suite offers a comfortable retreat with long views across the Yealm Valley that shift with the seasons. Large windows frame the landscape, bringing the outside in, while a walk-in wardrobe and private en-suite complete the space, offering both practicality and a sense of calm luxury. A second double bedroom also enjoys an en-suite, while two further bedrooms are served by a stylish family bathroom.





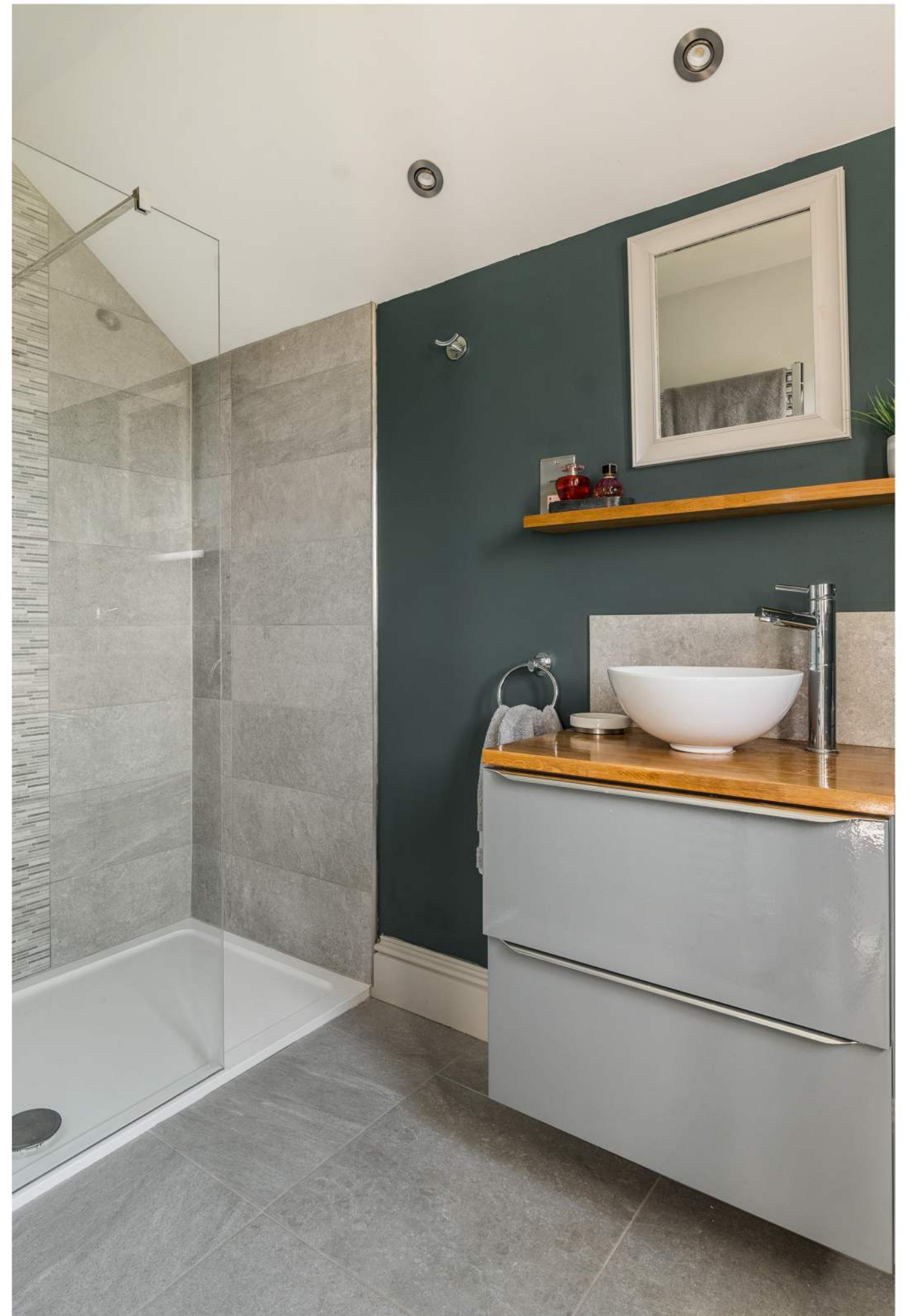


The gardens have been thoughtfully designed to form a gentle sequence of outdoor spaces, with level lawns and terraces subtly arranged to make the most of the countryside views and shifting sunlight throughout the day. Elevated patios offer perfect spots for entertaining or quiet reflection, all set within a beautifully naturalised landscape. At the top of the garden, a woodland walk begins—paths weave through the trees in an informal rhythm, creating a space that feels quietly enchanting. There are clearings ideal for dens and hidden fairy hideaways, making it a truly magical setting for children, while offering a sense of stillness and connection for adults, inviting you to pause and connect with nature at every turn.

The detached stone-built garage offers significant storage space, ideal for cars, bikes, kayaks, and watersports equipment—an essential feature for those who enjoy an active lifestyle. Currently used for practical storage, it also offers exciting potential for conversion. Whether reimagined as an annexe, studio, or generous workspace, the garage's size and location, combined with its detached nature, make it an interesting addition to the property with plenty of possibilities for future development (subject to planning).

**“With a blend of rural tranquillity and city convenience,
Brixton is the perfect place for those looking for a
peaceful lifestyle without sacrificing access to all that
Plymouth has to offer“**









Property Details

Services:	All mains service are connected to the property.
EPC Rating:	Current D - 68, Potential C - 78, Rating - D
Council Tax:	Band G.
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the Yealmpton office, proceed West along the A379 for about a mile and half until you reach the village of Brixton. Turn right into a private drive flanked by stone walls and gate posts, opposite the Foxhound. When the drive forks, keep left to the end.
What 3 Words: introduce.splits.wealth

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



Brixton is a well-connected village in the heart of the South Hams, offering a peaceful rural setting with excellent access to Plymouth, just six miles away. This thriving community combines the tranquillity of countryside living with the convenience of nearby urban amenities, making it an ideal location for those who want the best of both worlds.

The village is home to a great range of local amenities, including a highly regarded pub, garden centre with café, local garage, and a fish and chip shop. Families benefit from the 'Outstanding' rated St Mary's C of E Primary School, with Ivybridge Community College and Coombe Dean School providing excellent secondary education just a short distance away. There are also plenty of local clubs and events, making it a lively, well-rounded community.

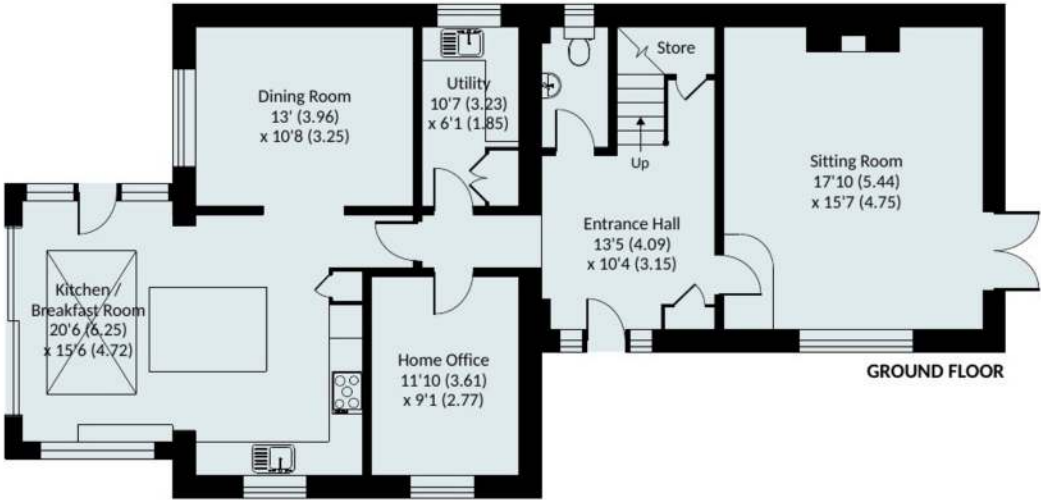
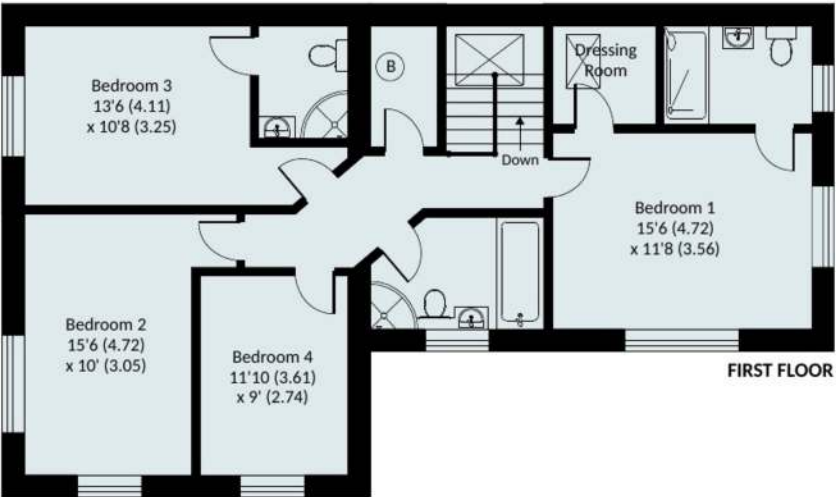
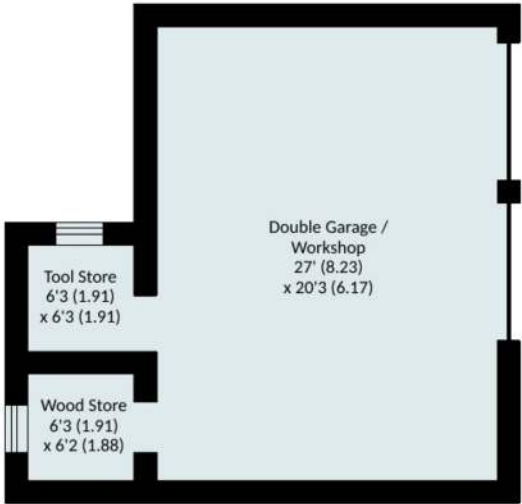
Outdoor enthusiasts will appreciate the variety of activities and scenic footpaths on their doorstep. The Stone House comes with Mooring Rights on the Yealm Estuary with its stunning views and water sports opportunities, it makes a perfect day out while only being a short drive away. The nearby beaches like Wembury and Mothecombe are perfect for days out by the sea. The surrounding countryside, part of the South Devon Area of Outstanding Natural Beauty, offers ample opportunities for walking, cycling, and enjoying the outdoors.

Plymouth, known as "Britain's Ocean City," is just a short drive away, providing an exciting range of shops, restaurants, theatres, and cultural venues. With its vibrant waterfront, historic sites, and a wide variety of dining and leisure options, Plymouth offers everything you need for modern living. It's also well-connected, with a mainline train station to London and ferry services making travel to other parts of the country quick and easy.



Floor Plans

Approximate Area = 2175 sq ft / 202 sq m
Garage = 656 sq ft / 60.9 sq m
Total = 2831 sq ft / 262.9 sq m
For identification only - Not to scale



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.






MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Newton Ferrers Office
01752 873311 | newtonferrers@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590