



Brakefield, South Brent, TQ10 9PA

CHRISTOPHER'S  
— SOUTH HAMS —





Christopher's South Hams are delighted to market this 3-bed detached bungalow, tucked away towards the end of this popular cul-de-sac.

With a separate porch, roomy entrance hall and cloakroom inviting you inside, the accommodation neatly divides the living spaces from the bedrooms.

A spacious reception room welcomes you embracing natural light from its dual aspect deep-set window and double doors to the south-facing conservatory.

The well-appointed galley kitchen also leads into the rear conservatory and overlooks the very pretty, south-facing garden.

Each of the three bedrooms benefit from built in storage and there is a modern shower-room to complete the accommodation.

Outside, the bungalow sits above an attractive lawn with a pathway leading to the front door. The adjacent driveway has space for 2 vehicles in front of the single garage (with light and power connected).

A gate between the garage and bungalow invites you the back garden which is primarily laid to level lawn and there is a greenhouse in situ as well. A traditional Devon bank frames the rear of the garden with lush, open farmland beyond.

With panoramic views across Dartmoor taking in Brent Torr and Western Beacon, the feeling of space and airiness in this home is superb.

This much cherished family home is ready for a new generation to fall in love with it and viewings are highly recommended.

## Key Features

Popular Village Location

Detached Bungalow

3 Bedrooms

South Facing Garden

Garage & Parking

Views

## Situation & Amenities

Delighting in the atmosphere of a large village and set within the boundaries of Dartmoor National Park, South Brent was once a thriving market town with a bustling trade in wool and annual fairs; the Zeal Tor Tramway, now dismantled, highlights the areas industrial past. Today, it still enjoys the dramatic moorland backdrop and gives a nod to its Bronze Age history with the nearby and impressive Eastern White Barrow burial cairn on the road to the Avon Dam. South Brent is saturated in community spirit and showcases sustainable initiatives and projects. There is also the 'Old School' which was acquired by the locals and is now home to a gallery space for local artists, a bike bank and a variety of classes. The Art House has two studio rooms here and run some creative courses including basketry, ceramics, bookbinding and carpentry. Further amenities in South Brent include the health-centre, pharmacy, post-office, hairdressers, several shops, delicatessen, butchers, florist, pubs and cafes. The village also offers several places of worship and the primary school, which is currently rated Good by Ofsted is in the catchment area for Ivybridge, Totnes and South Dartmoor secondary education each with excellent facilities. Sitting minutes away from the A38, South Brent is an excellent base for the larger cities of Plymouth and Exeter and with Dartmoor on its doorstep, there is a wealth of outdoor leisure pursuits to explore as well.

**Services:** All Mains Services Connected.

**Tenure:** Freehold.

Due to the rural location here in the South Hams, **Broadband & Mobile** phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

## Local Authority:

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** C

## Planning Authority:

Dartmoor National Park,  
Parke, Bovey Tracey, TQ13 9JQ

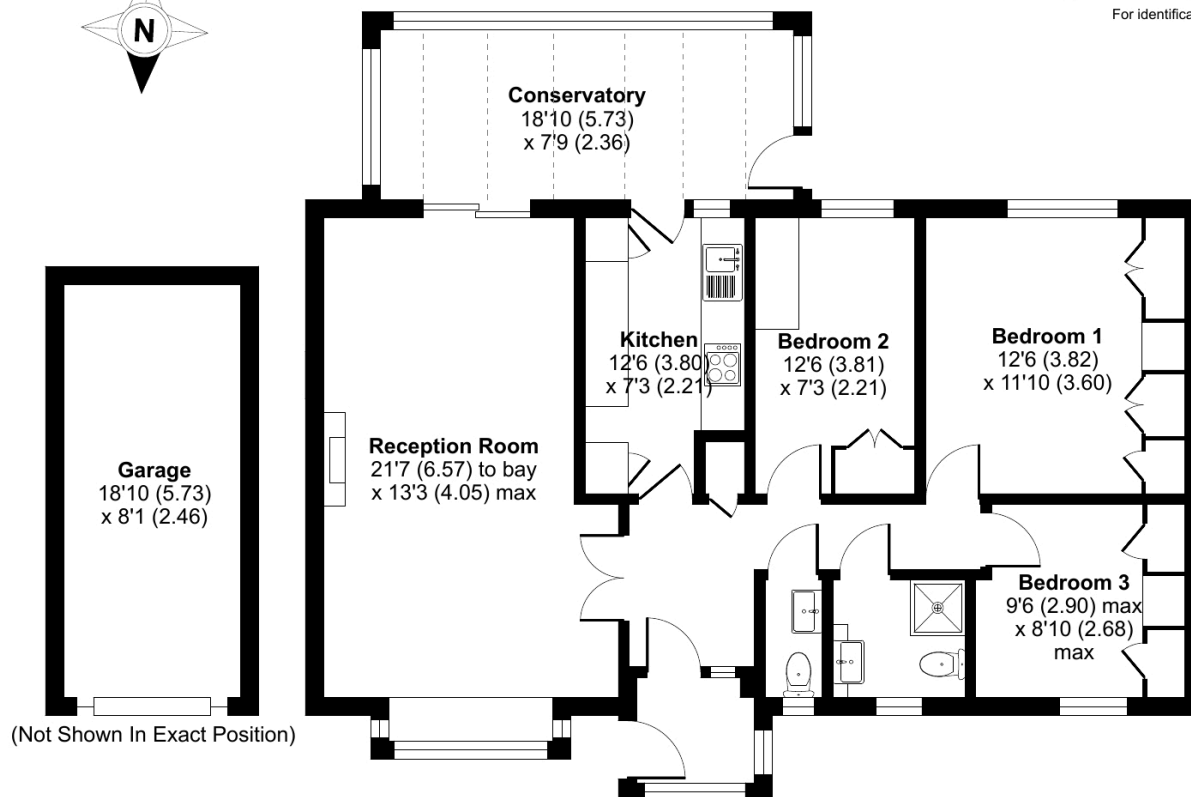
## Viewings:

Strictly by appointment through  
Christopher's South Hams  
01752 746 550









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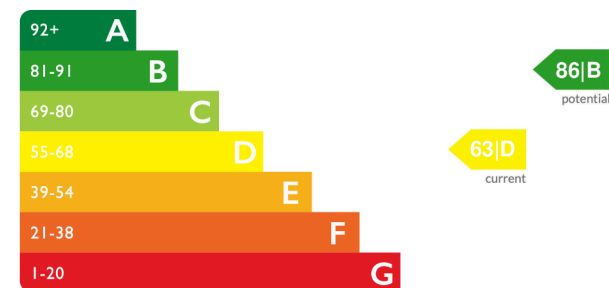
Approximate Area = 1052 sq ft / 97.7 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1204 sq ft / 111.8 sq m

For identification only - Not to scale

## Energy Efficiency Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecocom 2025. Produced for Christopher's South Hams Ltd. REF: 1258715



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SOUTH HAMS

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