







# Park House

Red Lion Hill, Brixton PL8 2BX



A gorgeous detached period home located in the heart of this highly sought-after village, enjoying an abundance of character features, a fantastic second floor master suite with stunning southerly views, and a beautifully landscaped garden. An internal inspection of this wonderful prospect comes very highly recommended indeed.



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## Accommodation

### Ground Floor

A part glazed front door leads to the Entrance Porch which is glazed to three sides with a stone floor and part glazed wooden door to the Entrance Hall. Here, there are stripped wooden floorboards, beams to the ceiling and stripped wooden doors leading to most downstairs rooms. The Sitting Room is a dual aspect room with a multi paned window with window seat to the front and multi paned glazed double doors with stone steps up to the garden. This is a fantastic space for relaxing or entertaining, with an abundance of character features including stripped wooden floorboards, beams to the ceiling and a feature fireplace with exposed stone surround and a wood burning stove on a slate hearth with wooden bressummer over. In addition, there is a useful under stairs cupboard, currently set up as a hidey-hole in the style of Harry Potter's bedroom.

The Kitchen/Dining Room is another fabulous, dual aspect room with multi paned windows to the front and side, and is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a Belfast sink unit with mixer tap and feature splashback tiling, Rangemaster with five ring induction hob, twin ovens and extractor over and an integral fridge/freezer. A wooden door leads to the Utility Room, which has a multi paned window to the rear and is fitted with a single drainer stainless steel sink unit with mixer tap and cupboards under, space for washing machine, tumble dryer and fridge/freezer and a wall mounted Worcester combi boiler. In addition, there is a useful Boot Room with doors leading to the side garden and rear bin/log storage area, two skylights and tiled floor.



### First Floor

Stairs rise from the Entrance Hall and turn to the first floor landing which has a multi paned window to the rear and doors to all first floor rooms. On this floor there are four double bedrooms, all featuring multi paned windows, two enjoying glorious views to the south over fields and woods, and one with a useful built-in cupboard. The Family Bathroom has a part-frosted multi paned window to the front and is fitted with a matching suite comprising panelled bath with mixer tap and hand-held shower attachment, low level WC, inset hand basin with mixer tap, splashback tiling, cupboard under and mirror-fronted cabinet over, a fully tiled shower cubicle, part tiled walls and tiled floor.

### Second Floor

From the landing, stairs rise with a wooden banister and cubby hole above the stairs to the Second Floor Landing with a wooden door to the Master Suite. This is a fantastic space comprising a bedroom with dressing area and en-suite. The bedroom has two skylights to the front boasting spectacular views to the south, a small window to the side and exposed beams to the ceiling. The room is a superb size, allowing space for a desk/small office and/or a sofa, for example. The further end of the room has two large double wardrobes providing useful hanging and storage space and a wooden door to the En-Suite Shower Room.



which has a frosted multi paned window to the side and is fitted with a walk-in shower with rainfall head and separate hand-held shower attachment, an inset hand basin with mixer tap, cupboard under and mirror-fronted cabinet over, low level WC, heated towel rail, fully tiled walls and beams to the ceiling.

#### Outside

To the front of the property is a parking bay providing space for two vehicles and steps lead up from here to the gardens and on to the front door. The gardens are a wonderful part of the property, having been beautifully landscaped and enjoying a degree of privacy one might not expect. There is a good sized lawn area with fenced perimeters and gravelled surround, a south facing paved patio taking advantage of the

elevated position to enjoy a wonderful outlook. There are raised planters, well stocked with a variety of mature shrubs and other plants, in addition to an astroturfed section with a Wendy House and a paved path leading to the front door and steps up to the side garden. This area enjoys a large deck and further lawn area with raised flower and shrub borders and a plethora of mature trees and shrubs including wisteria, hazel, clematis and acer. A chicken coop is located in one corner and a grassed path leads up to the vegetable garden, which is fantastically planned out with a large shed with decking in front, a greenhouse, raised beds and a south-facing stone wall at the rear ideal for fruit trees.

There is an additional area of outside space, accessed from the Boot Room, providing a very useful log and bin storage space, with a gate to the rear providing access over the driveway of Park House Cottage to the road.

#### Situation

Brixton is situated about 15 minutes from the city of Plymouth (5½ miles), but is very much a country village surround by the rolling hills of the South Hams countryside. A thriving village, there is a strong sense of community here with many community groups, an 'Outstanding' village school, and church. Fancy a pint and a bite to eat? The Foxhound will give you a warm welcome with a wide range of real ales and home cooked food, much of which supplied by local producers. The fish and chip shop is well regarded with regular customers who travel from Brixton and the surrounding villages. A post office counter is available in the mornings and Otter garden centre at the edge of village sells more than just plants and lifestyle products, with a large café for coffee, cake or lunch.











### Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

**Local Authority:** South Hams District Council

**Council Tax:** Band D

**Tenure:** Freehold

**Services:** Mains gas, electricity, water and drainage. Gas fired central heating provided by Worcester combi boiler located in Utility Room.

**Parking:** Driveway parking for two vehicles.

**Construction:** Standard.

**Right of Access:** Park House benefits from a right of access through the gate at the rear of the property and over the driveway of Park House Cottage behind.

Address: Park House, Red Lion Hill, Brixton, PLYMOUTH, PL1 2BX  
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