



The Stone House, Brixton PL8 2AL



Guide Price £995,000

### Description

Set at the end of a shared, private driveway, The Stone House was once a gardener's cottage which was rebuilt in the late twentieth century into an individual four/five bedroom detached house. The current owners have further improved the property by rebuilding and updating the kitchen into a contemporary open plan family space, installed new bathroom suites and decorated throughout including new internal and external windows, doors and carpets. Set in circa half an acre of grounds, the property offers a high level of privacy in a convenient location in the heart of this popular South Hams village: ideally placed for commuting to Plymouth, Derriford, Devonport or further afield. A large detached double garage offers potential for an annexe/home office/studio subject to any necessary consents.

The front entrance opens to a hallway with doors to the sitting room, kitchen/dining family space, study/bedroom 5, utility room and downstairs WC. The open plan kitchen area is a wonderful blend of contemporary and country living, with a large island unit featuring a worktop made from a large sealed slice of natural wood with breakfast bar to two sides. At the end of the kitchen area is a lantern roof with large sliding glass doors opening out to the garden, creating an informal seating area for family and friends. An opening to the side leads to the dining area.

The double aspect sitting room is well proportioned with a high ceiling and a fireplace with wood burning stove on a slate hearth. Large south facing French windows open out to the deck, inset with hot tub. The study overlooking the drive would be ideal for a home office space, second sitting room or as a fifth double bedroom. The utility room offers plenty of storage with a range of cupboards, worktop and space for washing machine and dryer. A cloakroom/WC with basin completes the ground floor, along with under stairs storage cupboard.



Stairs from the entrance hall lead up to the first floor. The double aspect master bedroom suite enjoys views to the South over the village to the Area of Outstanding Natural Beauty. The master bedroom also boasts a walk-in wardrobe and en-suite shower room with walk-in shower, WC and basin. The guest bedroom overlooks the garden and woodland area and also boasts an en-suite shower room with shower cubicle, WC and basin. Two further double bedrooms, the family bathroom with separate shower cubicle and an airing cupboard complete the first floor.

### Outside

The gardens and grounds extend to approximately half an acre in total and comprises a deck and lawn flanked by old stone walls to the south of the property, a paved patio area adjacent to the kitchen/dining/family room with steps up to a further lawn enclosed by low hedging, with a paved patio to one end, storage area and barbecue. A path leads up to and around the woodland area which features a variety of trees, with spring bulbs such as bluebells and wild garlic.

A gravel driveway with electric gates provides parking and turning area for multiple vehicles.

### Double Garage

Larger than average detached stone double garage with high roof height and two storage areas to the rear. This space has lots of potential to be a home office space, gym, studio, workshop or annexe (subject to any necessary consents).

### 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 G.

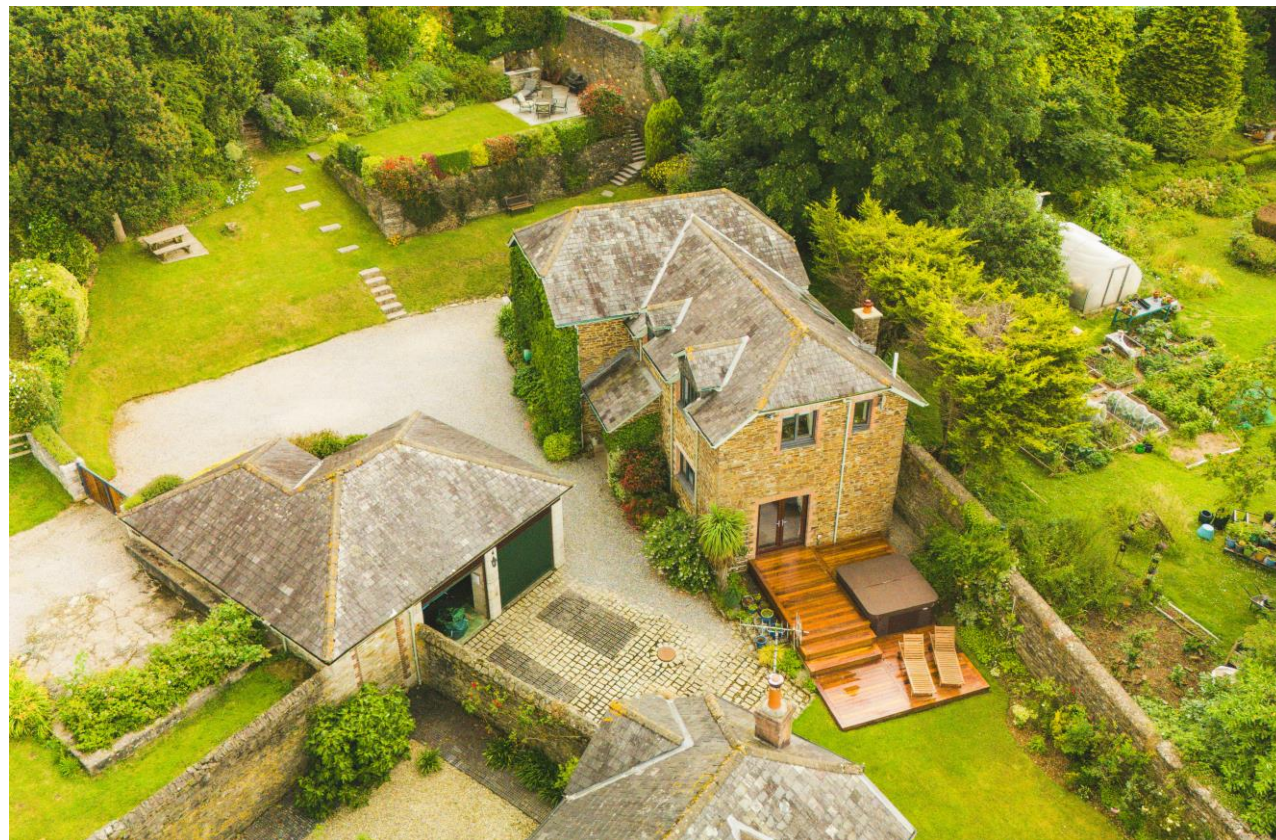
**Tenure:** Freehold.

**Services:** Mains gas, electricity, water and drainage.

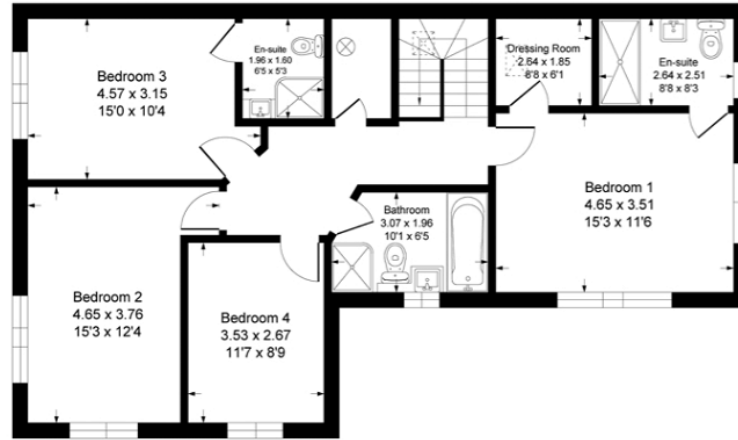
**Parking:** Extensive driveway parking plus large double garage.

**Construction:** Standard.

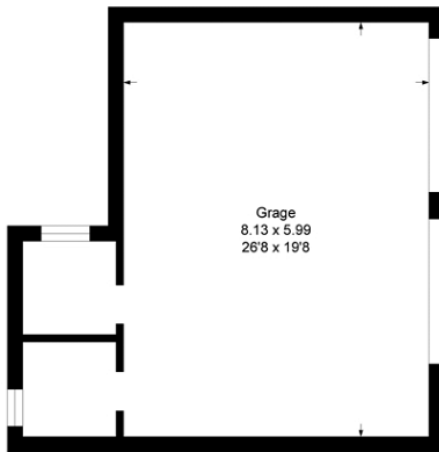
**Rights of access:** The Stone House enjoys a right of access over the shared driveway from the A379 up to its own private gate.



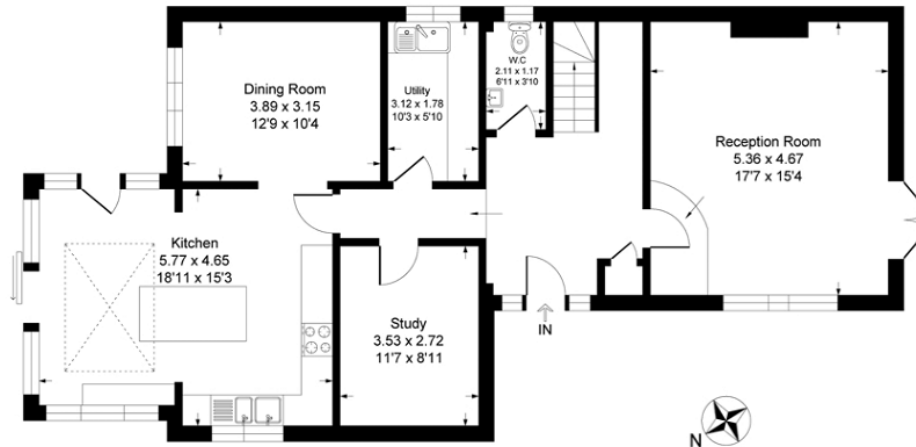
Approximate Gross Internal Floor Area = 190.4 sq m / 2050 sq ft  
 Garage Area = 56.3 sq m / 606 sq ft  
 Total Area = 246.7 sq m / 2656 sq ft



First Floor



Garage



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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