

THE WICKET BRIXTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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The Wicket | Elliott's Hill | Brixton | Devon | PL8 2AG

A beautifully crafted Grade II listed Georgian home in the heart of Brixton village. Full of period charm, with four bedrooms, a glass garden room, private garden, garage and parking. Peaceful, spacious and full of character..

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 / Dining Room, Kitchen / Conservatory, WC

First Floor

Sitting Room, Bedroom 4/Study

Second Floor

Three Bedrooms, Family Bathroom

Outbuildings

Workshop, Summer House, Storage Room, Garage

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon,

PL8 1AT



Tucked behind a pretty stone façade on one of Brixton's most characterful village streets lies this Grade II listed property with Tudor origins, steeped in local history. Once believed to have formed part of a terrace of 18th-century cottages, the property has an intriguing past, its original purpose unknown, but hints of its heritage remain throughout. At the front, exposed stone is softened by sash windows and an arched cartway, which once allowed passage through to the rear. Look a little closer and you'll spot two full bands of stone-set pigeon holes beneath the eaves, still complete with ledges. A detail seldom seen, they whisper of a time when the building's use may have been more agricultural than domestic. Today, it stands as a beautifully balanced and carefully updated family home that feels both timeless and inviting.

Stepping inside, it's clear that the current owner has taken great care to blend the home's rich character with a considered sense of modernity. The heart of the house is a spacious kitchen/breakfast room with shaker style cupboards, granite work tops and a central island making this a wonderful cooks kitchen; in addition to this the wood-burning stove creates a wonderful focal point. Beyond this the kitchen facilities extend into the striking glass garden room whilst also offering a peaceful spot to dine, read, or enjoy the changing seasons. The contrast between the glass and exterior stone is both elegant and sympathetic, highlighting the craftsmanship of the original building while bringing in natural light and garden views.

Upstairs, the first floor is home to a generous sitting room with dual-aspect sash windows and a deep inglenook fireplace. It's a beautifully proportioned space, ideal for quiet evenings or entertaining. A fourth bedroom on this level works equally well as a study, tucked away enough to feel private yet still connected to the flow of the home.

On the second floor, the main bedroom sits beneath the eaves with exposed original stonework adding texture and warmth to the room. Two further bedrooms and a family bathroom complete the upper level, all light-filled, with views over that garden and surrounding countryside beyond.

Outside, the extensive gardens, which were recently landscaped, are a delight, private, established and full of thoughtful planting. There's a decked terrace beside the summer house with a jacuzzi hot tub, ideal for relaxing, summer suppers or a quiet morning coffee, and enough space throughout the garden for play, gardening and entertaining. A single garage with an electric car charger and private parking space to the front complete the picture.





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. Properties in the village come 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.

Key Features:

- Grade II listed stone terraced home
- Rich in period details
- Thoughtfully extended with a glazed garden room
- Four bedrooms, including a versatile study or guest room
- Tranquil, enclosed gardens with summer house, jacuzzi and terrace
- Single garage with off-street parking
- Set in a peaceful village street lined with historic properties









Property Details

Services: Mains Gas, Electricity, Water and Drainage
Council Tax: Band E
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 left into Elliotts Hill and the property will be found after a short distance on the left. Just beyond the property take the next turning left and the garage and parking space for the property will be found on your left.

Viewing

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



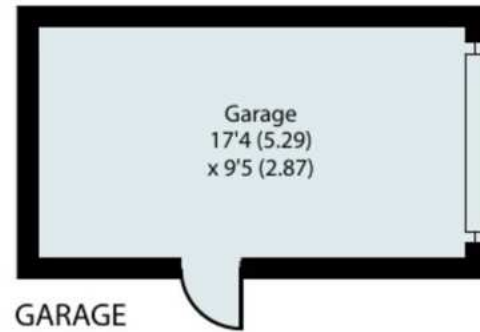
Approximate Area = 1971 sq ft / 183.1 sq m

Garage = 163 sq ft / 15.1 sq m

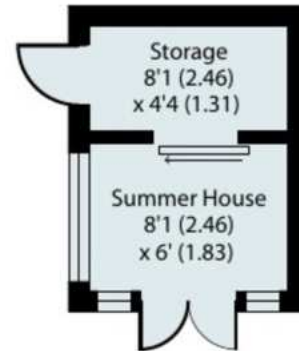
Outbuilding = 158 sq ft / 14.6 sq m

Total = 2292 sq ft / 212.8 sq m

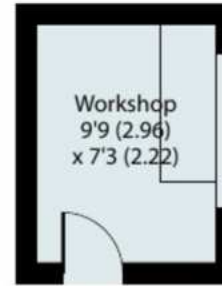
For identification only - Not to scale



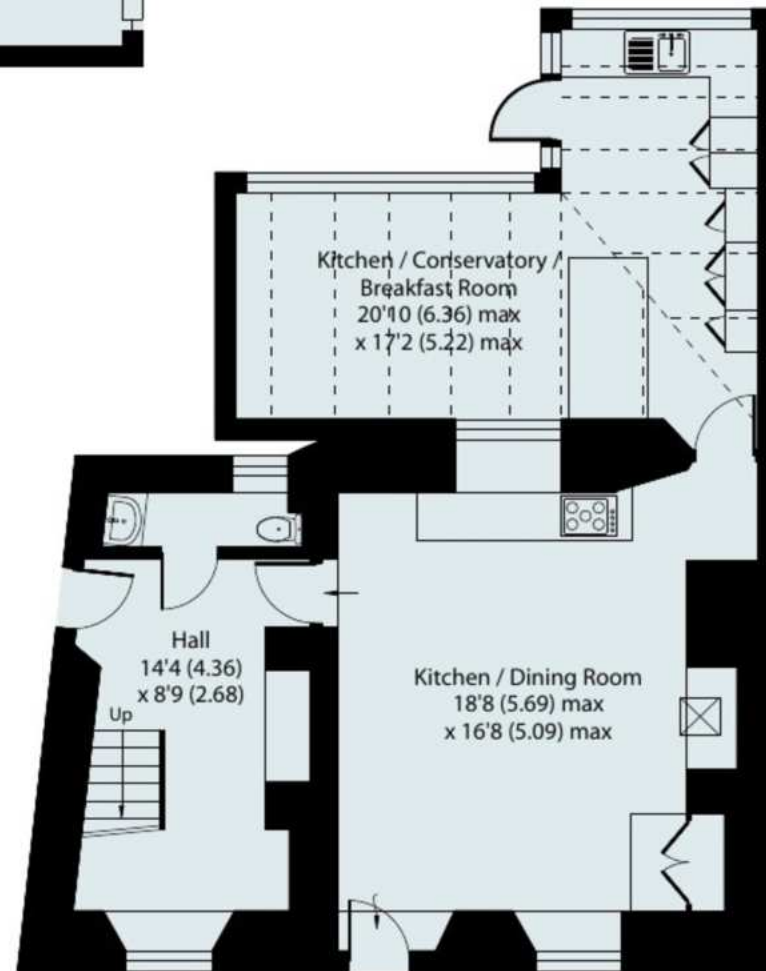
GARAGE



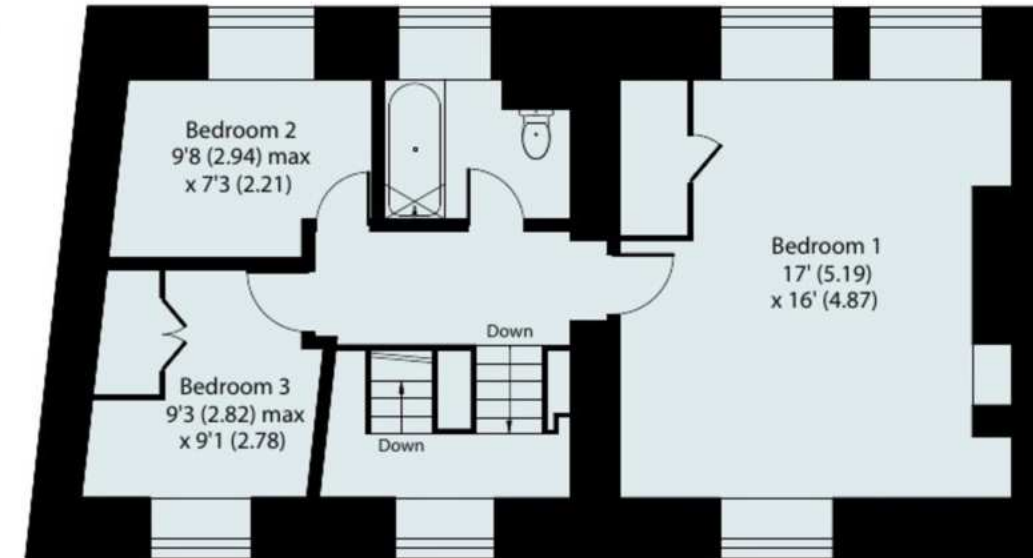
OUTBUILDING 1



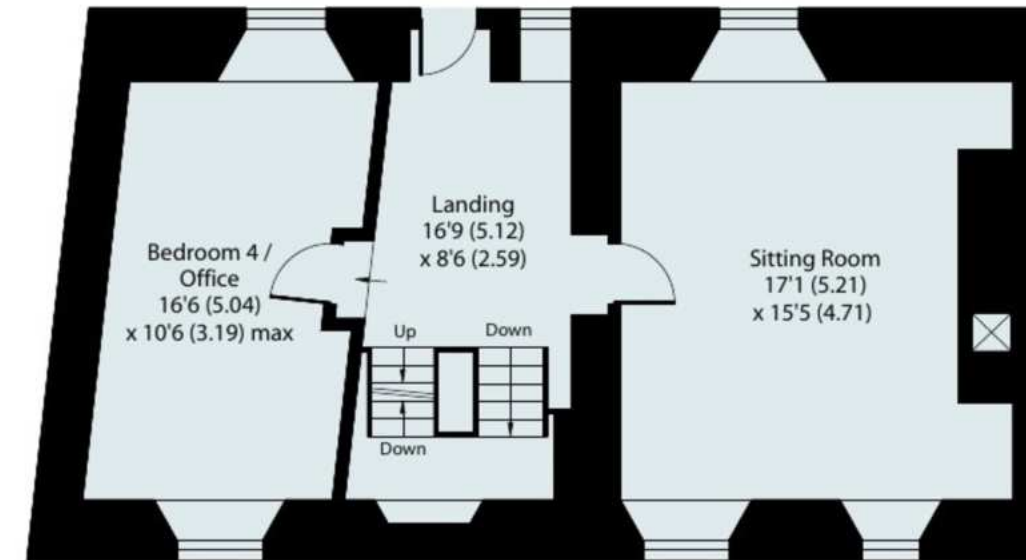
OUTBUILDING 2



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1287830

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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.





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