



D. R. Kivell
COUNTRY PROPERTY

Brownstone Manor
Yealmpton, Devon



Brownstone Manor


Yealmpton, Devon, PL8 2JB


Noss Mayo 5 Miles

Newton Ferrers 4 Miles

Plymouth 13 Miles

Exeter 40 Miles

 7+4+2+1+1 Bedrooms

 5+2+1+1+1 Reception Rooms

 EPC D62 / D58 / E39 / D56 / D63

 400 Acres

A superb 400 acre lifestyle and sporting estate, with a well-established and renowned shoot, an imposing 7 bedroom manor house, 4 further dwellings, barns with potential in a secluded and sought after location within the Newton Ferrers Parish.

The Brownstone Manor estate is set amongst the highly sought after South Devon countryside, with Noss Mayo only 5 Miles to the southwest, and 4 miles from Newton Ferrers on the banks of the beautiful Yealm estuary. Yealmpton is 3 Miles, a quaint village which exudes a captivating charm.

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The estate extends to approximately 400 acres, the majority being in a ring fence, with the main house, 4 further residential properties, traditional barns and farm buildings nestling in a quiet and private setting at the heart of the estate.

Brownstone Manor House enjoys a wonderful aspect over the extensive gardens towards its feature lakes which meander through the valley.

A particular feature of the estate is its renowned pheasant and partridge shoot which is well established and draws guns both locally and further afield.

The landscape, contours, many strategic areas of woodland and the Dog & Duck shoot lodge all make for a most appealing sporting estate.

Brownstone Manor House

Brownstone Manor House is an imposing and opulent country house built in 1848 and extended, by the current owners, in 1995 to form this grand residence.

The house exudes considerable style and stature and has extensive living accommodation enriched by the feature garden room which overlooks the attractive lawns and gardens to the lake beyond.

From the brick paved courtyard, tiered, semi-circular marble steps lead through an open marbled portico entrance to the front door opening to the main entrance hall.



The impressive entrance hall has a flagstone floor and solid oak turn staircase rises to the first floor. Solid oak doors lead off to the study, sitting and dining rooms.

The sitting room is triple aspect and has a large bay window giving panoramic views over the garden, lake and farmland beyond. A most appealing bath stone fireplace and inset glass fronted wood burner are further features of this impressive room.

Bifold doors open to the orangery garden room, a particular feature of the house having French and bi-fold doors opening onto the patio. A large feature lantern allows light to flood into this room, whilst enjoying the stunning views over the gardens and lake.

The Study has a flagstone floor, bespoke handmade oak units and glazed fronted bookshelves.

The dining room boasts an ornate Bath Stone fireplace. The snug / sitting room has an inglenook style open fireplace with woodburning stove, bi-fold doors open to the Orangery Garden Room.

The breakfast room has bi-fold doors to the Orangery / Garden Room, opening to the Kitchen with fitted solid oak Kitchen under black granite worksurfaces, fitted dish washer and double Butler's sink, Everhot 4 over range cooker. Central solid oak island with breakfast bar, fitted cupboards and drawers.

From the main hall a staircase rises to a large landing. The master bedroom suite is a generous triple aspect master room, a large semi circular bay window to the front enjoying stunning views over the gardens and lakes. Dressing room; 6 fitted wardrobes with solid or part glazed oak doors. Ensuite bathroom with a sunken bath, shower enclosure, w/c, bidet and wash hand basin, tiled floor with matching wall tiles.

One further Ensuite double bedroom, five further double bedrooms, laundry room and a family bathroom with bath and separate shower.





Gardens

The extensive lawns and gardens are at the front elevation and are interspersed with a variety of evergreen and deciduous trees, flowering shrubs, plants and Boules pitch, enjoying views over the lake.

Tennis Court: 35.95m x 17.90m (117'11" x 58'8")

All-weather surface

The Dog and Duck

The Dog and Duck is a spacious well equipped open plan bar and dining area used for shoot lunches and family gatherings. On the ground floor is a games room / storage area, and a well equipped Kitchen which has fitted wall and base units, two ovens, hobs, dishwashers and fridge freezer and two separate cloakrooms. The First Floor is an open plan Dining and Entertaining areas, built in bar and seating beside a wood burning stove. French doors open onto a timber decked balcony enjoying panoramic views.

Pleasant Ways

Pleasant way is a 4 bedroom, 2 reception room bungalow tucked conveniently away from the manor house and provides modern and spacious family accommodation and benefits from oil fired central heating and uPVC double glazing. Briefly comprising: Entrance hall; Sitting room: a triple aspect room overlooking the garden and farmland. Open fireplace, woodburning stove. Kitchen / dining room; fitted kitchen, breakfast bar, Quartz worktops. Utility room; master bedroom; bedroom 3: bedroom 2: Family bathroom: built in airing cupboard. Rear entrance boot room; fitted units, Grant oil fired boiler. On The First Floor; Bedroom 4;

Double Garage: 9.35m x 7.70m (30'8 x 25'3)

Twin manual roller doors and pedestrian door to the front.

Garden

Pleasant Ways gardens are mainly lawn interspersed with a variety of shrubs and trees and at the rear is a large, raised patio terrace.



Garden Cottage

Garden Cottage is a converted former Linhay Barn providing spacious light, bright and airy single storey accommodation with vaulted ceilings and exposed beams.

The accommodation briefly comprises; Entrance Hall; Sitting / Dining Room, Oak frame garden room enjoying views over the garden and lake. Kitchen, fitted wall and base units, slate effect tiled floor. A generous double bedroom, door onto the front patio. Ensuite bathroom.

At the side and front of Garden Cottage is a large, paved patio with a lawn area and flower bed borders, enjoying views over the gardens.

Stable Cottage Flat

A first floor barn conversion providing characterful accommodation with vaulted ceilings, exposed beams, benefiting from Oil fired central heating and double glazed windows, briefly comprising: Sitting / dining room, inner hall, kitchen / breakfast room; fitted kitchen, double bedroom.

Groom's Flat

A spiral staircase to the first floor. Grooms Flat a character barn conversion with vaulted ceilings and exposed 'A' frame and beams. The accommodation benefits from timber framed double glazed window, oil fired central heating, briefly comprising:

Open plan living room: kitchen area: Fitted wall and base units electric oven, hob and dishwasher. Seating / dining area, woodburning stove, French doors open to onto a large timber deck balcony. Utility / cloakroom; Bedroom 1; Double room, ensuite shower room, Bedroom 2: single room.

A two storey barn providing offices and storage on the ground floor and accommodation on the 1st floor

Estate Office: 5.24m x 9.56m (17'2 x 31'4)

File Store: 6.00m x 5.10m max (19'8 x 16'8 max)

Cloakroom and Kitchen Area: 1.67 x 1.71m (5'5 x 5'7)

Bathroom: 2.93m x 2.19m (9'7 x 7'2)

Meeting Room: 5.11m x 4.53m (16'9 x 14'10)

An adjoining two storey traditional barn, providing storage on the ground floor and Grooms Cottage Flat accommodation on the 1st floor.

Store Room: 4.34m x 3.19m (14'2 x 10'5)

Laundry / Boiler Room: 4.38m x 4.48m (14'4 x 14'8)

Utility Area: Worcester oil fired boiler

Store Room: 4.35m x 4.22m (14'3 x 13'10)

Garage / Store: 2.96m x 5.12m (9'8 x 16'9)

Carport / Stores: 6.52m x 4.83m (21'4 x 15'10)

Open Fronted Machinery / General Purpose Stores: 16.20m x 5.40m (53'1 x 17'8)

Open Fronted Machinery / Workshop: 8.71m x 6.83m (28'6 x 22'4)

Buildings

Garage and Workshop: 7.10m x 9.73m (23'3 x 31'11)

Full width electrically operated garage door.

Single Storey Traditional Barn: 16.90m x 4m (55'5 x 13'1)

Divided into 3 workshops / stores

Workshop / General Purpose Storage Building: 18.35 x 13.75m (60'2 x 45'1)

Machinery / General Purpose Store: 30.50m x 18.48m (100'0 x 60'7)

"La Pavilion" Shoot meeting/refreshment area: 14.65m x 5.83m (48'0 x 19'1)

Generator Room: 2.97m x 2.50m (9'8 x 8'2)

Tank Building: 5.38m x 3.29m (17'7 x 10'9)

Borehole / Filtration Room: 2.50m x 2.98m (8'2 x 9'9)

Traditional Barn with potential: 18.30m x 6.50m (60'0 x 21'3)



The Land

The estate extends to approximately 400 acres of grass and arable land the majority being in a ring fence surrounding the homestead and is well suited to livestock and crop production. The landscapes and topography are excellent for game covers and shoot drives. The current owners have planted approximately 40,000 trees over circa 40 acres and established 12 feature lakes and ponds throughout the valley, where the majority of the shoot drives are located.

There has been much focus of conservation at Brownstone and a natural habitat has been created and over 50 birds have been identified.

The Shoot

The shoot at Brownstone Manor is well-established and produces challenging 175 to 200 bird days of pheasant and partridge. The shoot is renowned for high birds and exquisite professionally organised days attracts guns from all over the country. Editorials in shooting publications speaks volumes for its success, being featured in "The Field", "Guns On Pegs", "The Shooting Times", "Shooting UK" and "The Great Shoots" Book to name but a few.

Preparations for the 2026/7 season are well in hand with the birds ordered, pens refreshed and the new keeper is focusing on another memorable season at Brownstone.





Services & Information

- Water – Bore Hole
- Drainage – Septic Tanks
- Electricity – Mains
- Heating – Oil Fired Central Heating, Open fire / wood burners
- Garden Cottage Electric heating,
- Telephone & Broadband – Openreach connection checker.ofcom.org.uk/
- Mobile Signal Availability – checker.ofcom.org.uk
- EPC – Brownstone House D62 – Pleasant Ways D58 - Garden Cottage E39
- Grooms Flat D56 – Stable Flat D63
- Construction – Stone, Block Cavity Wall and Timber Frame
- Council Tax - Brownstone House – Currently Band G
- Pleasant Ways – Band E

Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE 01803 861234

Tenure

The property is offered for sale freehold

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810

Directions

From Yealmpton take the A379 towards Kingsbridge. After 2 miles take the right turn to Mothercombe. Bear left at the Bull and Bear gates after 1.5 miles turn right to Lusson. After a short distance turn left then immediately right. After half a mile Brownstone Manor will be on the right.

What3words Location Finder - hydration.request.paints

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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