

BRIXTON HOUSE





BRIXTON HOUSE

One of Devon's most remarkable private homes, offering an exceptional way of life



Private Estate | 3 Acres | 8,628 sqft of Living Space | Wellness Retreat inc Gym, Sauna & Endless Pool | Floodlit Tennis Court
Private Gated Driveway | Exceptional Orangery connecting Inside & Out | Garages & Summer House | Heated Indoor & Outdoor Pools
Incredible Position including Easy Access to London & The Devon Coastline | Grade II Listed Georgian Country Estate

 **Luscombe Maye**
Since 1873

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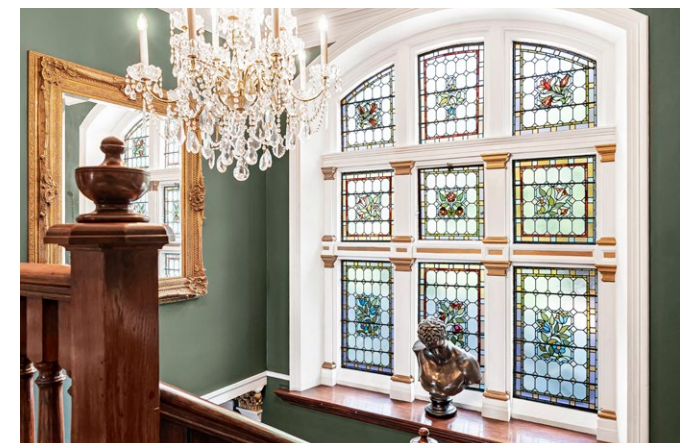
Hidden behind private gates, approached by a sweeping driveway and set within three acres of beautifully landscaped grounds, this incredible country home provides more than 8,600 square foot of principal accommodation, a wellness retreat including gym and sauna, heated indoor and outdoor swimming pools, staff quarters, private gardens, floodlit tennis court, orchard, summer house, garages and much more.

Dating from the late 18th century and remodelled in 1835 by the renowned architect George Wightwick, Brixton House combines the elegance and presence of a historic country estate with an extraordinary collection of modern leisure facilities. Fine period detailing can be found throughout, while carefully considered additions have allowed the house to evolve into the perfect home for modern family life.



Beyond the distinguished Corinthian portico lies the magnificent grand hall, described in Pevsner's 'Buildings of England' as one of the county's finest entrances. With its exceptional scale, graceful proportions and wealth of architectural detail, it creates an unforgettable sense of arrival.

More than simply an entrance, the hall is an impressive reception space in its own right and a place to welcome guests, gather before dinner or raise a glass at the beginning of a special occasion. It sets the tone for the stature of Brixton House while retaining the warmth and elegance of a home intended to be lived in, shared and enjoyed.





The elegant drawing and dining rooms each boast floor to ceiling windows and are centred around striking marble fireplaces, with direct access to the terrace and gardens beyond, providing impressive yet inviting settings for both entertaining and everyday living.

These formal rooms are complemented by a variety of additional living spaces; a family room, snug and office with a rare wooden Sheraton fireplace, have been designed to balance the house's refined character with the functionality of a contemporary home.



At the heart, the beautifully finished kitchen where stunning white granite sweeps across the surfaces and is offset by bespoke pastel cabinetry. A large electric Aga draws focus, paying homage to the tradition of the home. The generous central island offers seating and storage, complemented by separate preparation and principal sinks. A neatly integrated Quooker tap provides instant boiling, chilled and sparkling water, whilst a dedicated drinks station and adjoining utility room provide extensive shelving and storage, allowing the kitchen to remain elegant and uncluttered, bringing practicality to the refined setting.

From here, large glass double doors open into the magnificent Thomas Messenger orangery, where floor-to-ceiling glazing with decorative iron detailing, allows natural light to pour into the room and frames delightful views across the gardens.

Equally suited to relaxed breakfasts, afternoon tea, informal dining or drinks before dinner, its close connection with the grounds allows each season to become part of the room's character - from the first signs of spring and long summer days to the rich colours of autumn.

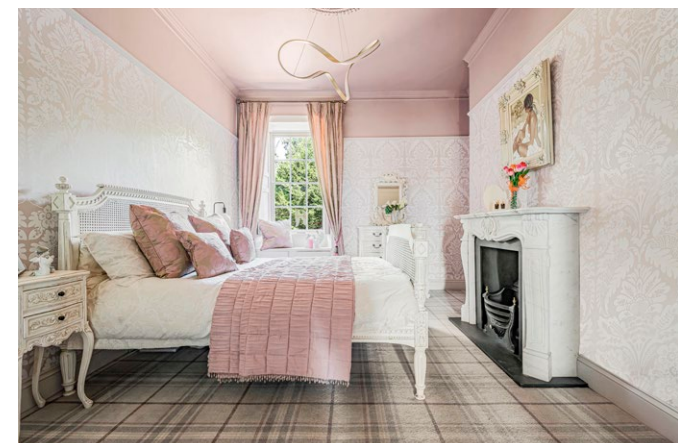
A space to truly indulge in the privacy and tranquillity of the private estate.





The bedrooms are arranged to provide exceptional privacy and versatility. A collection of individually designed suites offer generous space for family, guests or staff, enhancing the flexibility of the house.

The principal suite forms a substantial primary residence, comprising two bedrooms, a bathroom and living room. The entire suite can be secured independently from the remainder of the home, creating a private sanctuary when desired. Discreetly integrated security provisions allow the wider house and estate to be monitored and managed from within the suite, providing complete peace of mind.



Brixton House's leisure facilities are quite extraordinary. A private wellness centre not dissimilar to that of a boutique hotel, incorporates a competition grade endless pool with underwater treadmill, gym, sauna and relaxation facilities, allowing exercise, recovery and wellbeing to become part of daily life.



The grounds extend to approximately three acres and are integral to the character of the property. Sweeping lawns, mature trees and established planting create a wonderfully secluded setting, with ornamental gardens, an orchard and productive kitchen garden providing a succession of distinct areas to explore and enjoy.

A heated swimming pool, steam pod, hot tub, summer house and adjoining terrace provide an idyllic setting for outdoor entertaining or the perfect place to unwind beneath the stars.

A private floodlit tennis court completes the experience, giving the estate the atmosphere and amenities of an exclusive country club - entirely within the privacy of the home.

Whether hosting, gathering beside the pool, working on the veg garden, playing tennis or simply finding a quiet corner in which to relax, the gardens offer an exceptional extension of the living space.





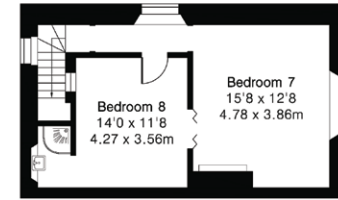
Use the QR code for further "Material Information" about this home

**Approximate Gross Internal Area 8628 sq ft - 801.5 sq m
(Excluding Void / Carport / Wood Store / Storage)**

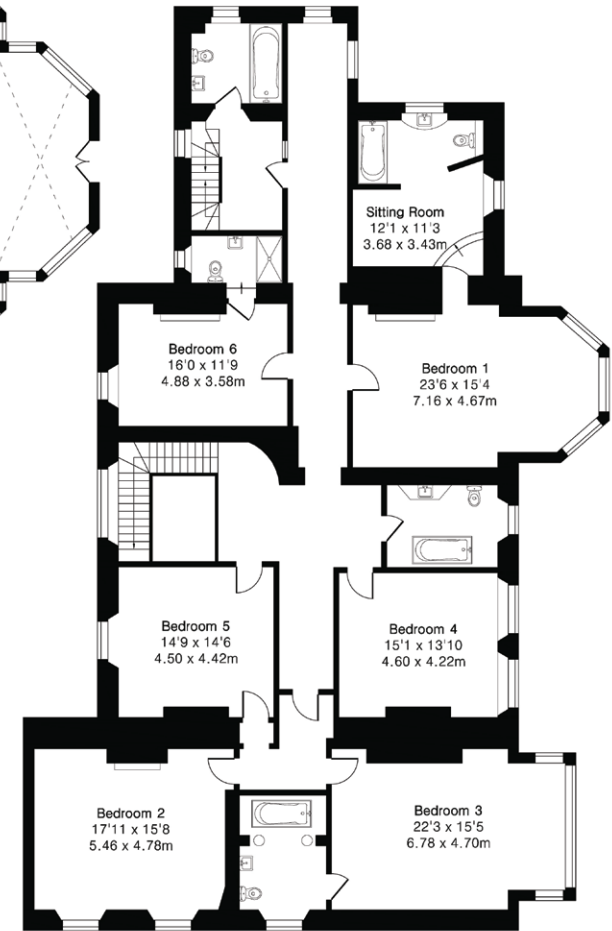
Double Garage/Tool Shed Area 508 sq ft - 47.2 sq m

Summer House Area 148 sq ft - 13.7 sq m

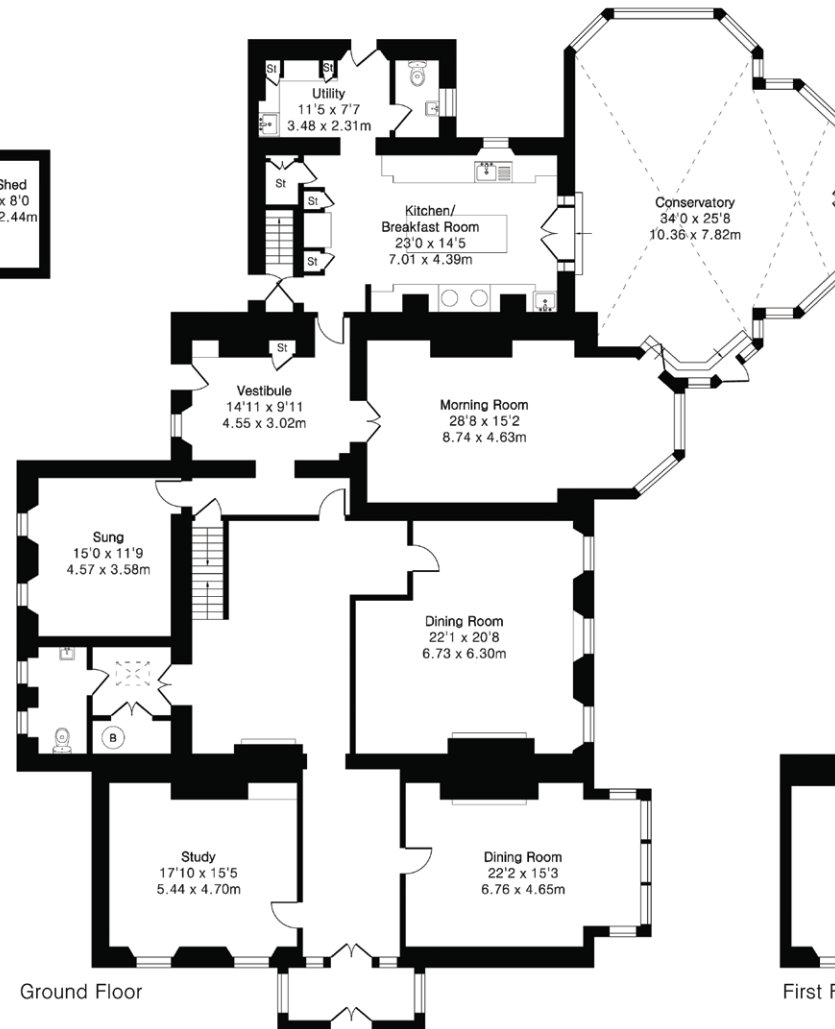
Total Area 9284 sq ft - 862.4 sq m



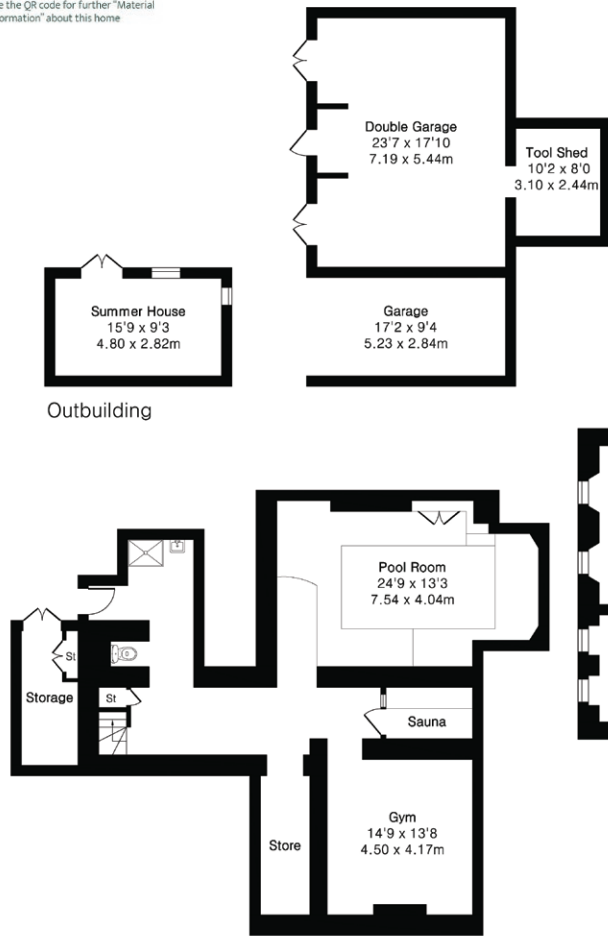
Second Floor



First Floor



Ground Floor



Lower Ground Floor

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BRIXTON HOUSE

A distinguished architectural legacy.

A remarkable private estate.

An exceptional South Devon lifestyle.



Viewing strictly by appointment