



Gentian Hill, Brixton, Plymouth, Devon, PL8 2DL



Price £575,000



Nestled within its own private grounds in the highly sought-after South Hams village of Brixton, The Bungalow is a spacious and versatile two-bedroom detached bungalow enjoying delightful views across the surrounding countryside. Offering a wonderful balance of rural tranquillity and accessibility, this charming property presents a rare opportunity to acquire a desirable village locations.

The accommodation is generously proportioned throughout and briefly comprises an inviting lounge featuring a fireplace with inset log-burning stove, creating a warm and welcoming focal point. The modern fitted kitchen is well-appointed and complemented by a spacious utility/boot room, ideal for country living. A conservatory provides an additional reception space, perfectly positioned to enjoy views of the garden. There are two double bedrooms and a well-presented three-piece bathroom suite.

Occupying a substantial plot, the property benefits from attractive gardens that surround the bungalow, providing a high degree of privacy and plenty of outdoor space to enjoy. The grounds offer endless potential for keen gardeners, families or those simply seeking a peaceful setting. A particular feature of the property is the extensive off-road parking, accommodating numerous vehicles with ease.

Historically, the property benefited from planning permission for further development, offering exciting potential for future extension or enhancement, subject to any necessary consents. Prospective purchasers wishing to explore this opportunity further are advised to make their own enquiries with the local planning authority.

Brixton is a thriving and popular South Hams village offering a range of everyday amenities including a village shop, post office, public house, church, primary school and community facilities. The property is ideally situated for those wishing to enjoy the very best of both town and country living. The vibrant waterfront city of Plymouth is approximately six miles away.

The stunning South Hams countryside and coastline are also within easy reach, with an abundance of scenic walks, picturesque villages and beautiful beaches nearby. The renowned sailing waters of the River Yealm, the beaches

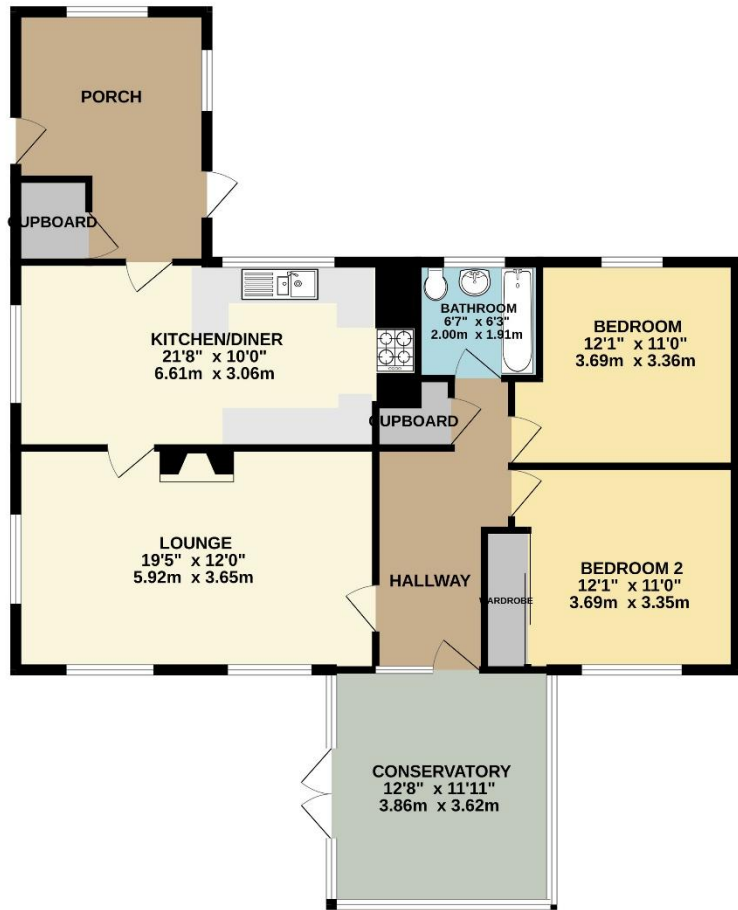
A rare opportunity to purchase a detached bungalow occupying generous private grounds with countryside views. Early viewing is highly recommended.



To view this property call Lang Town & Country Estate Agents on **01752 456000**.

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TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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