



Highlands

Brixton, Plymouth, PL8 2AX

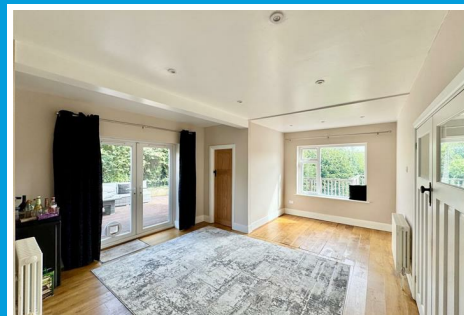
£740,000



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HIGHLANDS, BRIXTON, PL8 2AX

SUMMARY

Located within the South Hams, close to Brixton, is this imposing detached residence offering flexible accommodation and income potential. It is currently arranged as a 5-bedroom detached property with 3 separate reception rooms, lovely-sized feature kitchen/dining room, utility, master ensuite, additional ensuite, family bathroom and a 1-bedroom annexe. There is ample off-road parking & a double garage. The property is set within mature grounds offering a lovely position with countryside views.

ACCOMMODATION

Access to the property is gained via the part uPVC obscured double-glazed entrance door with double-glazed side panels leading into the entrance porch.

ENTRANCE PORCH

Step rising into the hall through the wooden part glazed leaded door with matching side panels. Quarry-tiled floor.

HALL

14'2 x 8'1 (4.32m x 2.46m)

Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation.

UTILITY ROOM

11' x 5'9 (3.35m x 1.75m)

Matching eye-level and base units with work surface. Inset sink unit with mixer tap. Space and plumbing for washing machine. Ample storage. Access to the under-stairs storage cupboard.

SITTING ROOM

21'3 into bay x 13' (6.48m into bay x 3.96m)

A dual aspect room with a double-glazed window to the side elevation and a double-glazed curved bay window to the front elevation with an outlook across local fields and countryside. Inset feature 'Living Flame' fire.

KITCHEN/DINING ROOM

33' x 15'2 into bay (10.06m x 4.62m into bay)

Within the kitchen area are a series matching eye-level and base units with solid stone work surfaces and matching up-stands. Inset stainless-steel one-&-a-half bowl single drainer sink unit with a mixer tap. Built-in appliances include a 4-ring induction hob with a canopied extractor hood above, adjacent electric double oven and grill, built-in microwave, integrated fridge, freezer and dishwasher. Vertical radiator. Curved double-glazed bay window to the front elevation with lovely countryside views. Opening leading into the dining area. The dining area is dual aspect, providing a lovely light open space, with a further double-glazed bay window and French-style double doors opening out to a decked area. Solid wood flooring.

LIVING ROOM

18'9 x 13'6 (5.72m x 4.11m)

A dual aspect room with a double-glazed window to the side elevation and French-style double doors leading out to a rear decked area. Solid wood flooring. Doorway leading to a separate cloakroom/wc. Connecting door leading into the study.

DOWNSTAIRS CLOAKROOM/WC

6'5 x 4'3 (1.96m x 1.30m)

Fitted with a low level wc and a pedestal wash basin. Solid wood flooring. Half-height panelling to the walls. Obscured double-glazed window to the side elevation.

STUDY

10'2 x 10'1 (3.10m x 3.07m)

Double-glazed window to the rear elevation. Doorway returning to the hall.

FIRST FLOOR LANDING

15'2 x 11'7 (4.62m x 3.53m)

Providing access to the first floor accommodation. Built-in cupboard with shelving. Loft hatch with a folding wooden loft ladder. Double-glazed window to the rear elevation.

BEDROOM ONE

18'4 x 17'5 (5.59m x 5.31m)

An impressive-sized room with a full-length double-glazed window to the side elevation. French-style double doors with double-glazed slide panels to the front elevation leading onto a small wooden balcony enjoying panoramic countryside views. Doorway leading to the dressing room.

DRESSING ROOM

9' x 5'8 (2.74m x 1.73m)

Range of shelving and storage. Obscured double-glazed window to the rear elevation.

ENSUITE SHOWER ROOM

8'10 x 5'7 (2.69m x 1.70m)

Comprising a good-sized walk-in shower cubicle with a shower unit with a spray attachment with a rainfall shower head, a pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured double-glazed window to the side elevation.

BEDROOM TWO

Curved double-glazed window to the front elevation. Doorway opening into the ensuite.

ENSUITE SHOWER ROOM

Comprising a shower cubicle, sink unit and a low level toilet.

BEDROOM THREE

13' x 11'3 into bay (3.96m x 3.43m into bay)

Double-glazed bay window to the front elevation with lovely views over the local countryside.

BEDROOM FOUR

13'1 x 10'1 (3.99m x 3.07m)

Double-glazed window to the rear elevation with a lovely outlook onto the local fields.

BEDROOM FIVE

13'1 x 10'1 (3.99m x 3.07m)

Double-glazed window to the front elevation with lovely views over the local countryside.

BATHROOM

9'4 x 5'11 (2.84m x 1.80m)

White suite comprising a 'P-shaped' bath with a mixer tap, spray attachment and curved shower screen, low level toilet with a boxed-in cistern and a sink unit with a vanity area and storage cupboards beneath. Tiled floor. Fully-tiled walls. Double-glazed window to the rear elevation.

LITTLE HIGHLANDS ANNEXE

Located to the side of the main residence is an adjoining annexe which has accommodation comprising one reception area, kitchen leading to a dining area, a double bedroom and a wc.

AGENT'S NOTE

Please note that at the time of listing that the current vendor enjoys an income from a tenant within the annexe and one room with the main residence.

OUTSIDE

Approached via a metal gate, the drive opens up to a good-sized parking area leading to the double garage. The driveway sweeps around to the front

of the building, where there is further off-road parking. The grounds consist of a lawned triangular section of garden located at the far side and is enclosed by mature trees and steps lead up to a good-sized decking area to the side and rear of the property providing a seclusion and privacy.

DOUBLE GARAGE

COUNCIL TAX

South Hams District Council

Council tax band F for the main house and council tax band A for the annexe.

SERVICES

The property is connected to mains services: gas, electricity and water. Private drainage.

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Road Map



Hybrid Map

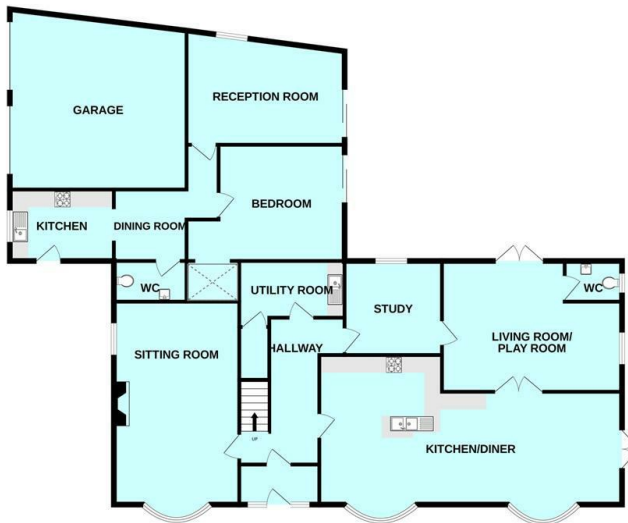


Terrain Map

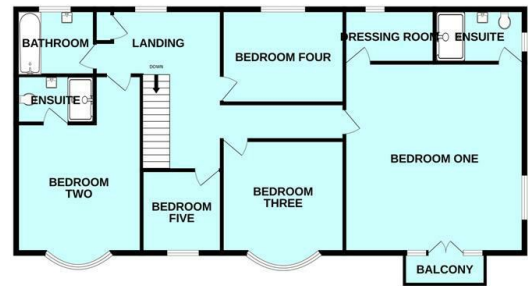


Floor Plan

GROUND FLOOR



1ST FLOOR

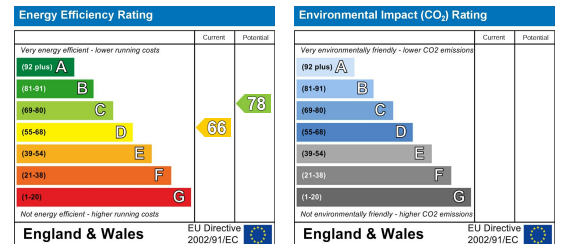


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Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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