

BRIXTON HOUSE

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MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Brixton House | Brixton | Plymouth | Devon | PL8 2AL

An exceptional Grade II listed country house, with over 8,600 sqft of accommodation, private spa, orangery, tennis court, outdoor pool and hot tub set within 3.7 acres of landscaped grounds.

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

Lower Ground Floor - Swimming Pool, Sauna, Gym, Two Store Rooms

Ground Floor - Orangery, Kitchen, Utility Room, Morning Room,

Vestibule, Snug, Study, Dining Room, Drawing Room, Great Hall

First Floor - Principle Suite with Bedroom, Bathroom, Sitting Room & Nursery, Mistress Suite with Dressing Room & Ensuite, Attic Suite, French Room

Second Floor - Loft Suite - Bedroom with Ensuite, Bedroom/Sitting Room

Outside - Summer House, Double Garage, Car Port / Wood Store, Tool Shed, Swimming Pool, Garden, Tennis Court

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, PL8 1AT

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge, TQ7 1PP



Introduction Set behind a sweeping driveway, through private gates, this remarkable Grade II listed country house offers one of the most refined lifestyles in the region. Originally constructed in the late 18th century and later enhanced by leading architect George Wightwick in 1835 for Henry Collins-Splatt, the property has been beautifully renovated for 21st-century living while preserving its distinguished heritage. A Building whose heritage and architectural significance is captured in the renowned Pevsner Architectural Guides – The Buildings of England: Devon

With over 8,600 sq ft of accommodation arranged across four floors, the house blends period architecture of national significance with modern luxury, creating a residence equally suited to grand entertaining as well as relaxed family life.

While the house lies in the heart of the village, its position within expansive grounds creates an atmosphere of seclusion and privacy. Ancient trees and layers of mature planting provide a natural screen, enclosing the gardens and creating a sense of calm. The result is a home that feels like a private estate, an oasis set apart, yet moments from village life.

Architecture & Heritage The façade is defined by classical symmetry, sash windows with moulded architraves, and a striking entrance portico supported by Corinthian columns, added in the mid-19th century, setting an elegant tone on arrival.

Inside, the architecture speaks of scale and craftsmanship including rich panelling, ornate fireplaces, beautifully crafted cornices and magnificent bay windows overlooking the beautiful grounds. The Great Hall rises in height and drama, anchored by an impressive fireplace and sweeping staircase.

This is a house designed for entertaining at every scale. Formal spaces flow seamlessly from the Great Hall, each room distinct in character yet united by their elegance. Beyond the formality a secondary day to day entrance leads into a vestibule and the house unfolds into a more intimate, family-orientated spaces which can also be accessed beyond the Great Hall.

The Entrance Hall Beyond the impressive entrance portico, the entrance hall establishes the grandeur of the house creating a sense of arrival that is both formal and inviting. From here, the house unfolds in a series of elegant rooms designed to impress.

The Study Richly panelled walls and an intricately carved fireplace define the study, a room that blends gravitas with warmth. It is a setting as suited to private reflection as it is to professional meetings, its character enhanced by fine period detailing.

The Dining Room The dining room is a space of occasion. Its marble chimneypiece, tall sash windows and large bay overlooking the landscaped gardens combine to create a backdrop for formal entertaining and creating an atmosphere perfect for gatherings that extend long into the night.





“Every detail of this historic home has been restored and refined to an exceptional standard creating one of the most prestigious residences in the area.”

The Great Hall At the very heart of the house, the Great Hall is a dramatic central space. The fireplace provides a striking focal point, while the sweeping staircase rises with theatre beneath a large stained-glass window. Designed to impress, the hall is equally at home hosting large-scale entertaining or serving as a grand everyday living space.

The Drawing Room The formal drawing room, a room of scale and elegance enjoys tall sash windows framing extensive views of countryside. A large door opens onto a formal terrace allowing the perfect space for evening entertainment and offering access to the garden. Ornate ceiling coving and an elaborate Statuario marble fireplace impress the architectural craftsmanship. It is a space conceived for refined entertaining yet also offers quiet moments of retreat and unwind.

The Morning Room Situated within the more relaxed wing of the house, the morning room centres around a woodburning stove and a bay window that captures views of the gardens. It is a welcoming family living space, ideal for breakfast gatherings or informal evenings around the fire.

The Family Snug Intimate and comfortable, the snug is a natural counterpart to the larger reception rooms. With proportions that encourage relaxation, it is a space designed for reading, conversation, or quieter family time with a contemporary gas fire creating a focal point for this room.

The Kitchen The bespoke shaker-style kitchen with ornate moulded granite worktops is outstanding. A central island with breakfast bar anchors the space, complemented by an Aga and a full suite of high-specification integrated appliances. The kitchen connects directly to a large utility room, providing a beautifully appointed laundry room and cloakroom. The kitchen itself is crafted as both a showpiece and a functional family hub. Bi-folding doors open onto a magnificent Orangery with views which extend to the countryside beyond.

The Orangery Perhaps the most remarkable space on the ground floor, the Orangery. A Messenger & Co glasshouse flooded with light from its glazed roof and walls, framed by decorative wrought-iron detailing. Lined with tropical and native plants, it is both a living space and a garden, extending seamlessly onto the extensive terrace. Here, life unfolds between indoors and outdoors with effortless grace.

Wellbeing & Leisure The lower ground floor is dedicated to leisure and wellness. A private spa incorporates a gym, sauna, shower room and modular endless pool system with immersed running track. All chosen with a sense of luxury and relaxation in mind. The spa can be accessed from within home or via a separate entrance.

Outdoors, offers a second swimming pool, sunken hot tub, summer house and floodlit tennis court are arranged within the landscaped grounds creating the perfect setting for recreation, relaxation and entertaining.

Restoration & Craftmanship The house has undergone a meticulous programme of restoration, with every architectural detail preserved or enhanced. Reclaimed fireplaces, bespoke joinery, and handcrafted finishes elevate the interiors, while discreet integration of modern technology ensures comfort and convenience.

This balance between heritage and innovation makes the house not only an architectural landmark, but also one of the most luxurious homes in the region.





"The Orangery is the crowning glory of the home - a spectacular retreat that unites the house with its gardens."



First & Second Floors

The principal staircase, rising beneath a tall historic stained-glass window, leads to a first-floor landing of distinguished proportions leading onto a series of bedrooms and suites.

At the heart of the floor lies the **Principal Bedroom Suite**, where scale and intimacy are beautifully combined. The bedroom accommodates a large four-poster bed and is complemented by a light-filled sitting room with feature period fireplace and an adjoining nursery. These rooms interconnect seamlessly yet can be closed off as one, forming a self-contained suite with a sense of quiet retreat.

The **Mistress Suite** offers a bedroom of graceful proportions, bathed in soft natural light from its large curved bay window, framing views across the gardens to the countryside beyond and across to the nearby Brixton Church where the stained glass windows, named in honour of the Henry Collins-Splatts daughter and wife can be admired, the **French Room** is more intimate in scale yet rich in charm, its period fireplace lending a distinctly romantic character.

The **Artic Suite** makes full use of the roofline, a spacious bedroom that feels both inviting and versatile. A ladder rises from the room to a private attic space, adding a playful sense of discovery. This hidden den gives the room real character — ideal as a gaming/media room, a children's playroom or simply an extra layer of independence for teenagers wanting space of their own.

Crowning the house, the **Loft Suite** provides a very private retreat. Arranged as a bedroom with its own sitting room — easily adaptable as an additional bedroom if required — it is served by a modern shower room. Here, elevated above the gardens, the atmosphere is one of calm seclusion: an ideal setting for older children, extended family, staff or longer-stay guests who value space and privacy and is positioned close to the back stairs for added independence.

Together, these upper floors balance grandeur with comfort, offering suites that can adapt to changing family needs.

Ground & Setting The approach to this exceptional property is one of undeniable presence, via an impressive sweeping driveway that curves towards the formal entrance and portico, the grounds extend to approximately 3.7 acres of private grounds. Landscaped gardens, terraced lawns, and a large kitchen garden, complete with raised vegetable planters, polytunnel and greenhouse unfold around the house, while an impressive terrace extending along the front of the property framed by period balustrades provides panoramic, slightly elevated views of the countryside, woodland and village church.

The property is sheltered from the outside world by an established orchard, mature planting, specimen trees and architecturally designed terraces to create seasonal interest and a strong sense of privacy. Practical elements include double garage with electrically operated doors, workshop and car port, carefully integrated within the expansive drive and ample parking.

A Rare Opportunity This Grade II listed country house represents a rare combination: architectural importance, refined restoration, and contemporary luxury. Designed for modern living, set within a private and picturesque setting.





"The Great Hall is the dramatic heart of the house - a space designed for both celebration and everyday grandeur."

Property Details

Services:	Mains water, electricity and gas, septic tank.
Council Tax:	Band H
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234
Right of Way	There is a right of access for neighbouring properties and adjoining land over part of the driveway, ask the agent for further information

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 right into a private drive flanked by stone walls and gate posts, opposite the Foxhound. When the drive forks, keep right.

Viewing

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

Location

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. Brixton House comes 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.



Approximate Area = 8628 sq ft / 801.5 sq m (excludes void / carport / wood store / storage)

Double Garage / Tool Shed = 508 sq ft / 47.2 sq m

Summer House = 148 sq ft / 13.7 sq m

Total = 9284 sq ft / 862.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2025. Produced for Marchand Petit Ltd. REF: 1348071

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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.



“Three acres of landscaped grounds create a setting as dramatic as the house itself — a private property of rare quality.”



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