



Luscombe Maye

Since 1873

2 Railway View, Brixton, PL8 2BG

Guide Price £300,000



3



2



1

Semi detached cottage

Idyllic location

Beautiful countryside views

2 Reception rooms

3 Bedrooms

Off-road parking & garden



Full Description

SITUATION

Brixton Torr, set on the fringes of the South Hams, is an almost timeless hamlet, nestling in a beautiful wooded valley down which a babbling brook runs alongside a meadow to the tidal estuary of Cofflete Creek, an arm of the River Yealm. The setting is delightfully peaceful with tranquil walks through woods along the sides of the estuary; it is hard to believe that the busy city of Plymouth is less than six miles away. The village of Brixton is close by and very convenient for Plymouth with a regular bus service. The National Trust beach at Wembury is just 10 minutes by car, with further beaches at Mothecombe and the South Hams with its lovely countryside and coastline. The village has a church, 'Outstanding' Primary School, nursery, The Foxhound public house, fish and chip shop, general stores, Post Office store and a restaurant.

Plymouth itself is an historic and vibrant waterside City, well provided with colleges, grammar and public schools, modern university, the Peninsula Medical School, Theatre Royal and cinemas, large department stores, cafés, bistros and restaurants. The leisure facilities are outstanding with superb water-sports in and around Plymouth Sound.

DESCRIPTION

Believed to date from the 1880s, this beautifully presented former railway worker's cottage is located in a delightful semi-rural location on the edge of the South Hams village of Brixton.

On the ground floor is a fitted kitchen with electric hob, electric oven below and extractor fan over, space and plumbing for washing machine, dishwasher and space for tall fridge/freezer. Two windows overlook the rear garden and the lovely countryside beyond. There are two adjoining reception rooms, one with wood burner and the other with French windows leading out to the rear patio, taking in the view over the rear garden and beautiful countryside beyond. In addition there is a study/bedroom 3 with skylight to ceiling and window to the front elevation.

On the first floor are two bedrooms, both overlooking the rear elevation, taking in the distant countryside views with bedroom one having excellent built-in storage along one wall. The

bathroom is fitted with a white suite comprising bath with rain head shower over and additional shower attachment, low level WC, wash hand basin on vanity unit, obscured glazed window to the front elevation and towel radiator.

OUTSIDE

Steps down to patio area with ample space for table and chairs, ideal for al fresco dining. Further steps lead down to a lawned area with storage shed at the bottom of the garden. At the front of the property there is a parking space with steps leading down to the front entrance. There is shared access along the side of the property to the rear.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

TENURE

Freehold.

LOCAL AUTHORITY & COUNCIL TAX BAND

South Hams District Council. Band B.

VIEWINGS

Strictly by appointment with Luscombe Maye. T: 01752 880044
E: yealmpton@luscombemaye.com

DIRECTIONS

From the centre of the village on the A379 in Brixton, proceed West in the direction of Plymouth. Shortly after the speed limit changes to 40 mph, take the second left into Fordbrook Lane. Proceed past Otter Nursery and under the old railway bridge (now cycle track to Elburton). Take the first left signposted Brixton Torr. The property can be found after a short distance on the left.
What3Words: ///motel.ocean.push

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

2 Railway View, Brixton, Torr, PL8 2BG

Approximate Gross Internal Floor Area = 72.9 sq m / 786 sq ft

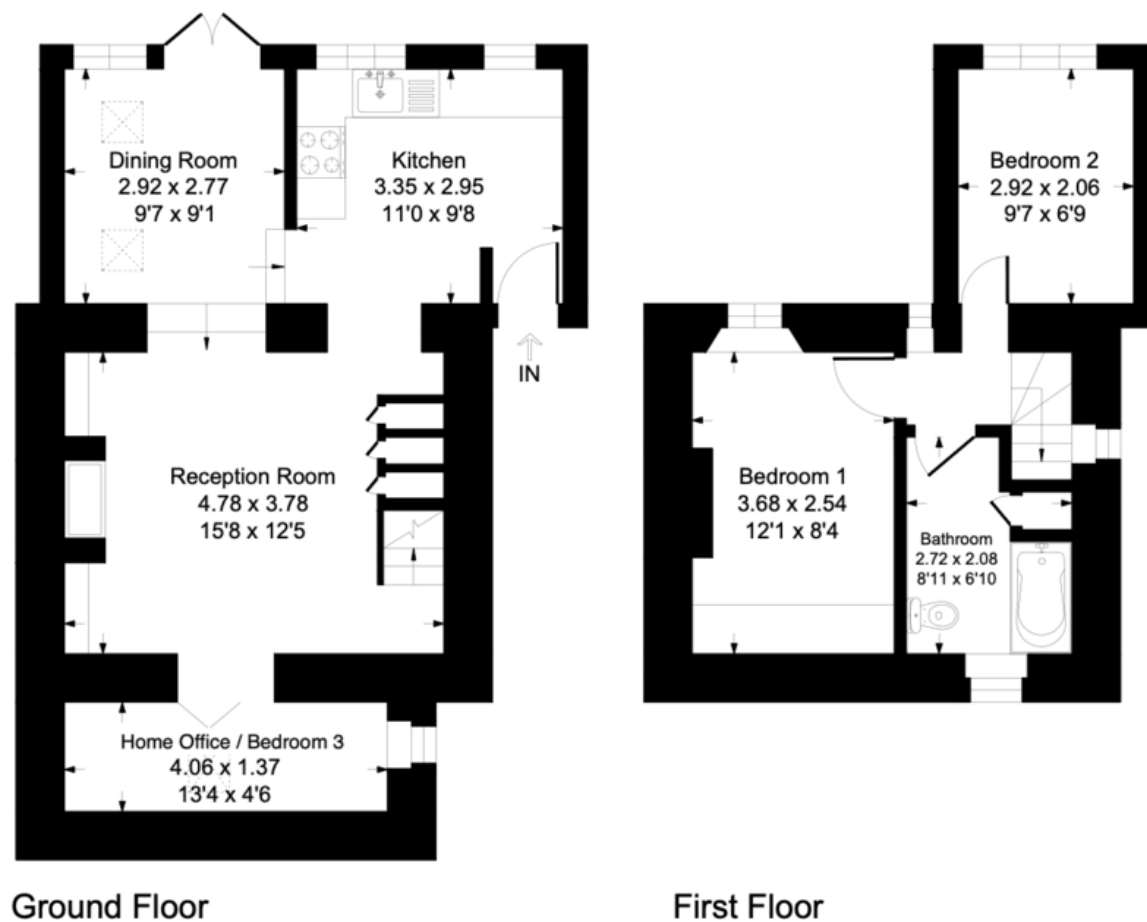


Illustration for identification purposes only, measurements are approximate, not to scale.

All measurements are approximate and are for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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