HILL PARK
BRIXTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



HILL PARK

Occupying a generous, south-facing plot in an established village setting, this individual detached bungalow, believed to date from the mid-1950s, offers versatile single-storey accommodation, extensive gardens and far-reaching countryside views towards the parish church. Requiring modernisation, it presents an exciting opportunity to create a highly individual home, subject to any necessary consents.

Approached from Cherry Tree Drive through a stone-walled entrance, the property benefits from a broad driveway providing off-road parking and access to a detached garage. Established planting creates an attractive frontage, while the position of the bungalow affords a welcome sense of privacy.

Inside, a central hallway leads to the principal accommodation. The bright, dual-aspect sitting room enjoys views across the garden, with sliding glazed doors opening onto the south-facing terrace. A fireplace provides an attractive focal point, while glazed double doors lead into the conservatory, which offers an additional reception space with extensive glazing, garden access and views across the lawn.

The separate dining room provides ample space for family meals and entertaining, with access to the kitchen. Generously proportioned, the kitchen features a range of fitted units, work surfaces, sink, freestanding cooker and spaces for appliances. Multiple windows provide plenty of natural light, while an adjoining side lobby offers a separate external entrance.

There are three well-proportioned bedrooms, including a spacious dual-aspect principal bedroom overlooking the gardens. The second double bedroom benefits from fitted mirrored wardrobes, while the third is currently arranged as a study, offering flexibility as a guest bedroom, home office or hobby room. The accommodation is served by a bathroom fitted with a bath, basin and WC, together with a separate wet room.

The extensive gardens are a particular feature, extending predominantly to the south and comprising a broad lawn bordered by mature hedging, trees, shrubs and colourful planting. A paved terrace provides an ideal setting for outdoor dining, complemented by a wildlife pond, greenhouse, stone walls, meandering paths and productive garden areas. Far-reaching views across the surrounding countryside and towards the distinctive church tower enhance the setting.

Brixton is a well-regarded South Hams village offering a local shop, primary school, pub, church and regular bus connections, all within easy reach. The nearby South Devon coast, Yealm Estuary and surrounding countryside provide excellent opportunities for walking, sailing and outdoor pursuits, while Plymouth offers extensive shopping, leisure, cultural and transport facilities.

The property is offered with no onward chain.

Parking: Driveway parking and detached garage.

Additional Information: The sellers advise that the garage roof may contain asbestos; this has not been independently verified. Prospective purchasers should make their own enquiries regarding this and the condition of the bungalow roof.







KEY FEATURES

- Individual detached bungalow in generous south-facing plot
- Extensive mature gardens
- Far-reaching countryside and church tower views
- Bright dual-aspect sitting room opening onto the terrace
- Conservatory with direct garden access
- Driveway parking and detached garage
- Scope for modernisation and personalisation









PROPERTY DETAILS

Property Address
Hill Park, Cherry Tree Drive, Plymouth, Devon, PL8 2DD

Mileages
Brixton village centre 200 yards; Yealmpton 2 miles, A38 3 miles; Plymouth City Centre/Waterfront 8 miles.

Services
Mains electricity, gas, water and drainage are connected.
Gas-fired central heating.

EPC Rating
Current: D - 65, Potential: C - 72, Rating: D

Council Tax Band
Band E

Tenure
Freehold

Authority
South Hams District Council

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 along the A379 towards Brixton and Plymouth. Upon arriving in Brixton take the first road on the right (Red Lion Hill). Cherry Tree Drive is the second road on the left and the property immediately as you turn into the road on the left hand side.

Viewing
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers.
Tel: 01752 873311.



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FLOOR PLAN

Approximate Area = 1229 sq ft / 114.1 sq m
Garage = 190 sq ft / 17.6 sq m
Outbuilding = 172 sq ft / 15.9 sq m
Total = 1591 sq ft / 147.6 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). © nichecom 2026.
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