

INIGO



Southdown Barns

BRIXHAM, DEVON

£1,250,000 LEASEHOLD

With particularly dramatic views across this rugged, undulating part of the Devon coastline, Southdown Barns is a spectacular six-bedroom converted farm building dating to the 17th century. Its plan of approximately 5,653 sq ft is divided between a series of well-proportioned and welcoming rooms defined by original textured stone walls, exposed timber framework and pared-back yet homely finishes. Outside, grounds of around 2.73 acres surround the house, with broad swathes of lawn and mature leafy trees, along with a series of outbuildings that, relevant permissions permitting, are ripe for reimagining. Brixham is known for its turquoise sea and sublime topography, but for those seeking adventures of the arboreal kind, Dartmoor National Park is a 40-minute drive away.

Please note that this listing has been successfully run as a holiday let under current ownership; more details can be provided on request.

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Setting the Scene

In the Domesday Book of 1086, Brixham, then known as Briseham, had a humble population of just 39. It was in the 19th century that many of the houses surrounding its harbour were built, largely for fisherman and their families. Fishing is still of crucial importance to the town today, with fresh catches served in several of the town's delightful restaurants.

First built in the 17th century, Southdown Barns retains much of its period charm. Its striking period stone walls run through the house, standing as a reminder of its early life. Updates in recent years have been in keeping with the farmhouse character of the building. The house is exceptionally located and, as a result, benefits from arresting and far-reaching views; there is even a track that reaches directly down to Man Sands beach below.

The Grand Tour

Enchantingly secluded, Southdown Barns sits at the end of a quiet country road, next to a field where neighbouring ponies are known to graze. A five-bar wooden gate opens to the private, tarmac-laid driveway, which leads to a parking space with rooms for eight cars. A short set of stone steps lies beyond, leading up to the timber front door.

Entry is to a wide hallway that connects to corridors running along both sides of the home's L-shaped plan. The house takes an inverted layout, with the bedrooms occupying the peaceful ground floor and the living spaces arranged across the light-filled first storey. Contemporary stairs ascend to the latter, their panelled bannister a testament to the thoughtful modern joinery added throughout. Running underfoot here and across much of the home are oak boards.

At the top of the stairs is a fantastic sitting room with a pitched ceiling and stone walls. The windows, which run along the room's two longest sides, have honey-toned timber frames that match the exposed trusses above. A wood-burning stove with a dramatic flue has been fitted at one end; the rest of the room is wonderfully versatile and would suit various configurations.

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Equally expansive is the kitchen and dining room, which occupies much of the remainder of the second storey. The brick walls are painted white, a colour choice that allows light from a series of skylights to reflect around the room. The kitchen is arranged at the far end and is formed of mint green cabinetry and a central island with a breakfast bar overhang. Appliances by have been cleverly integrated, and a narrow window above the sink provides arresting views across the surrounding landscape.

The remainder of the room is currently arranged as a dining space and an informal soft seating area, a brilliantly social layout that remains open to the kitchen. There is a secondary entrance adjacent to the kitchen too, along with a neat utility room and WC.

Four of the house's restful bedrooms lie downstairs, including the spacious main room. Set beneath the cocooning slant of the roof, the room is encompassed by white-painted stone walls. It has a wide window as well as an access point to the enchanting gardens outside. Of the other rooms, two have garden access; one of these rooms also has an adjoining en suite. The fifth bedroom lies upstairs and is accessed via a second staircase; it has a secluded, slightly removed feel, making it a private getaway for guests, family and older children alike.

The Great Outdoors

Grounds of approximately 2.73 acres surround the house, largely consisting of wide, rolling swathes of lawn and plenty of mature trees. At its highest point, the garden has spectacular views across sea and shore below, a dramatic panorama that provides a spectacular backdrop to the house year-round.

Situated within the grounds are several outbuildings, including two barns. One, the games barn, has electricity and heating, while the other two have much potential for future development, relevant permissions permitting. There is also a separate water treatment store within the grounds.

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Out and About

The house is in Brixham, an attractive and historic Devon harbour town along the south coast. Still an active fishing port, the town is also renowned for its yacht club. It has some delightful independent coffee-and-cake spots, including The Larder, The Curious Kitchen and Port Espresso; The West Country Deli is also known for its delicious scones. When evening rolls around, Olive is a delightful spot for a bite to eat and a glass of wine, while Rockfish is a seafood restaurant opposite the harbour where the fishing boats (and fresh catches) dock. There are also plenty of supermarkets within easy reach of the house.

Brixham is also known as the site of Berry Head and Sharkham Point, which, together, form part of a Site of Special Scientific Interest. While there is an almost endless amount of coastline to explore in the immediate area, Dartmoor National Park is around a 40-minute drive away, with its wide, open moorlands and array of rare wildlife.

Dartmouth, a picture-pretty town with pastel-painted houses and a historic fortress, is around four and half miles from Southdown Barns. Greenaway, a now National Trust-managed property where Agatha Christie spent summers as a child, is also in the town. There are also some exceptional eateries here too, including The Seahorse and Andria.

Broadsands, also nearby, has become a desirable residential area, with a good selection of nearby independent shops, restaurants, supermarkets and a library. There is easy access to the Southwest Coastal path, a quiet and peaceful national trail passing through country lanes, woodland and secluded coves from Broadsands to Churston Cove. Agatha Christie's house, "Greenway", is within a short cycle ride, as are the delightful English villages of Galmpton and Stoke Gabriel, whilst the facilities of Paignton, Torquay, and Newton Abbot are a short drive away.

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Totnes is a 25-minute drive away with an incredible array of amenities. Named by The Telegraph in November 2022 as one of Britain's 15 Best High Streets, Totnes offers a variety of boutiques, galleries, cafes and restaurants. The historic town centre of Totnes is home to a plethora of independent shops, cafes and restaurants, notably The Hairy Barista. The town is renowned for its charming Friday market that sells local produce, vintage clothing and antiques. Nearby Dartington Trust is set within a beautiful 1,200-acre campus and presents a series of arts and cultural events throughout the year.

The mainline stations in Totnes and Paignton provide direct services to Exeter St David's and onward connections to London Paddington, with journey times of around three hours.

Tenure: Leasehold Lease Length: Approx. 125 years remaining
Service Charge: Approx £34 p/a Ground Rent: N/A
Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.