

COUNTRY & COAST



Black Brick

Finding perfect properties



Buying a country house requires time and expertise. It can be complicated and might be one of the biggest financial and emotional decisions you ever make. Whether you're in search of a rural retreat, a coastal haven, a country estate, or an investment opportunity, our highly experienced West country buying agents can open doors that seem closed and ensure that your interests come first.

Anna Sharp, Regional Director of Cornwall and Rupert Stephenson, Regional Director of Devon, Somerset and Dorset, have over 45 years combined experience in the prime and super prime property industry. Between them they have acquired some of the finest properties in the South West of England, including spectacular front-line coastal properties, eco homes, extensive farms and estates, country manor houses and rural cottages.

They provide a bespoke, personal service and have an extensive black book of contacts. They offer a first through the door experience, proactively sourcing and acquiring your dream home with expertise, discretion, and integrity. Anna and Rupert live in the areas they cover and only work for a small handful of clients at any one time, thus ensuring exclusivity, independence, confidentiality, no conflicts of interest and fewer wasted journeys. They work for you, the buyer, guiding you through the entire acquisition process and empowering you to make the right decision.



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Track record

Over 100 years combined experience, we have sourced in excess of £2 billion of properties for our clients since 2007.

Independence

As an owner managed business we pride ourselves on offering clients a bespoke and high level service.

Total property solution

We offer clients a holistic offering from sourcing through to property management, vacant care services and disposals.

Team approach

We work closely with our London Head Office on each client brief and we never take on clients with conflicting briefs.



Anna Sharp

REGIONAL DIRECTOR, CORNWALL

Anna started her property career working at Savills, selling prime property across the county. In 2020, Anna moved from selling into buying agency, working for a renowned West Country property search agency. During this period, Anna gained vast experience building upon a large professional network of contacts. She offers clients a dedicated service, understanding the importance of client discretion and trust.

Throughout her life, Anna has been passionate about property. Both her Grandfather and Father were property developers. She is

currently working on her fourth renovation project in the harbourside town of Falmouth, therefore, has first hand experience of the intricacies of the local property market.

In her free time, you will find Anna enjoying all the wonderful things Cornwall has to offer including walking the coastal path with her partner and dog, Bertie. She also enjoys any activities on the water including sailing and cold-water swimming, often stopping at the latest foodie spot along the way! Anna is on the board for the Cornwall Community Foundation, assisting with local charity events.



“

We assigned Anna to assist with our search in Cornwall. We were looking for the impossible and were searching for our dream Cornish abode for our final move. Anna was diligent in our search and very quickly produced a portfolio of properties for us to consider. Eventually we found our perfect home, off market!

We cannot recommend Anna highly enough; she was supportive throughout the whole process through to completion and thereafter, offering advice and recommendations of local contractors. We still remain in touch to this day.

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Our search area covered both Devon and Cornwall, and, as a result, we had the benefit of two agents - Anna Sharp for Cornwall and Rupert Stephenson for Devon, who, across the course of the process, have become friends. It was evident that they were both consummate professionals with a vast array of contacts in the area...

From the start, nothing was too much trouble and with every viewing they learnt more and more about what we were looking for. After two years of searching, we found the property, which matched our brief exactly. It had been a tortuous process with numerous legal issues with both sale and purchase... without the calm common sense, experience, optimism and professionalism of our advisers we would have given up long ago.

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Rupert Stephenson

REGIONAL DIRECTOR, DEVON, SOMERSET & DORSET

Rupert has had a long career in property, firstly in Central London in 1989 and then the Surrey, Sussex and Hampshire area through the 1990s, primarily dealing with the Prime property market of St Georges Hill. Then for 20 years as Managing Director of his own successful independent Land and Estate Agency in Esher and Cobham which he eventually sold in 2016.

Passionate about developing and renovating their own houses, including a number of listed buildings, Rupert and his young family relocated to a farm deep in the Devon countryside in 2010. They then set about renovating the farm and its cottages over a period of

7 years, replacing a herd of Aberdeen Angus with a Wedding and Events venue.

Rupert has first hand experience of what it takes to relocate to the West Country, having developed the right contacts, extensive knowledge and a deep understanding of what is required to guide his clients when making the best possible decisions and when it comes to buying the right property in the competitive West Country marketplace.

When not outside walking his dogs, fixing something on the farm or on his boat in Salcombe, Rupert loves skiing, classic cars, shooting and sometimes the odd pint in some of the best pubs in the West Country!



The Old Rectory

NORTH CORNWALL

THE STORY

Our clients were looking for a character property in a countryside location near the north coast of Cornwall to enjoy the beaches, countryside and coastal footpath. They wanted to have ease of access to London, offering them the best of both worlds. The Old Rectory was a perfect

match mixing traditional aspects with boho chic set a stunning countryside backdrop with 4.5 acres of gardens and grounds. The property was previously marketed by Unique Home Stays and holiday let under the name “The Artists Retreat”, which is a perfect summary of this special home.

GUIDE PRICE

£1.8 million

ACQUIRED

2024

THE HIGHLIGHT

Finding such a wonderfully quirky property after being instructed by my client for a second time. The Old Rectory oozes character and is going to offer my client a perfect base in Cornwall.



Front-line Coastal

NORTH CORNWALL

THE STORY

The property and the location are world-class; it is one of the finest contemporary coastal homes in the southwest set with a dramatic backdrop of the cliffs and wild Atlantic ocean beyond.

The property's location offered our clients everything they desired including a safe lifeguarded surfing beach, beautiful scenery, stunning white sandy beaches as well as some delicious local places to eat offering the perfect family bolt-hole.



GUIDE PRICE
£6 million

ACQUIRED
2022

THE HIGHLIGHT

We were the first through the door and agreed the purchase within a matter of days after searching for the clients dream holiday home in Cornwall for some time. It was outside their original desired search area but sometimes we have to think creatively.



South Cornwall Farmhouse

CONSTANTINE

THE STORY

Our retired clients were looking for a base in Cornwall to add to their property portfolio. They were originally looking for something contemporary with eco-credentials. The Farmhouse located near Constantine was completely outside the original brief but there is something so magical about this property and

the surrounding land that our clients instantly fell in love. They have now carried out renovation work to the property in order to make it more environmentally friendly showcasing the ability to adapt and renovate our older style properties in order to make them suit our current modern day living standards.

GUIDE PRICE
£2.15 million

ACQUIRED
2022

THE HIGHLIGHT

Finding, presenting and securing a “wild card” completely off-market. We were the first and only through the door offering my clients complete exclusivity on the property.





Rosemorran Manor

WEST CORNWALL

THE STORY

Our clients sold their main home in Notting Hill and whilst searching for the main home resided in their smaller cottage in St Ives. They were searching for a character property with views, ideally towards St Michaels Mount, near to the villages and towns of Penzance and Newlyn and most importantly with disabled access. We

presented Rosemorran Manor, which historically was one of the longest thatch houses in Cornwall. The unusual layout and proportions of the property suited our clients perfectly with the ability to offer single level living in a property full of character, history and many quirks, as well as stunning views towards St Michaels Mount.



GUIDE PRICE
£1.75 million

ACQUIRED
2023

THE HIGHLIGHT

Matching our special clients with this special and historic house.



Treviades Barton

SOUTH CORNWALL

THE STORY

Our clients were relocating to Cornwall to bring their children up in a more secure, safer and active environment. They needed to be within driving distance to the private schools in Truro therefore narrowing down the area was simple as the south Cornish coastline has something

on offer to everyone. Treviades Barton offers a home that the family can grow in to over the years with an attached separate annexe area and multiple reception rooms. The land is a gardeners paradise with one of the best walled gardens I've ever had the privilege to see.

GUIDE PRICE
£1.85 million

ACQUIRED
2023

THE HIGHLIGHT

Assisting a wonderful family relocate to Cornwall for "the good life". Treviades Barton was the perfect match for our clients who are avid gardeners and love older properties.



Basill Manor

MID-CORNWALL

THE STORY

Our clients were looking for the next adventure and searching for a retirement restoration project after completing many restorations over their married life. They were recommended to us by a national agent from within their country department as they were selling in the southeast and relocating to where they spent their childhoods. The search was very not only area-

specific but also the style and age of the property, once Basill Manor came to the market it was the perfect fit!

Basill Manor sits centrally within grounds of 50 acres and requires a total restoration, with a number of outbuildings and cottages. It is countryside bliss and will eventually, with love and care be restored to its original beauty.

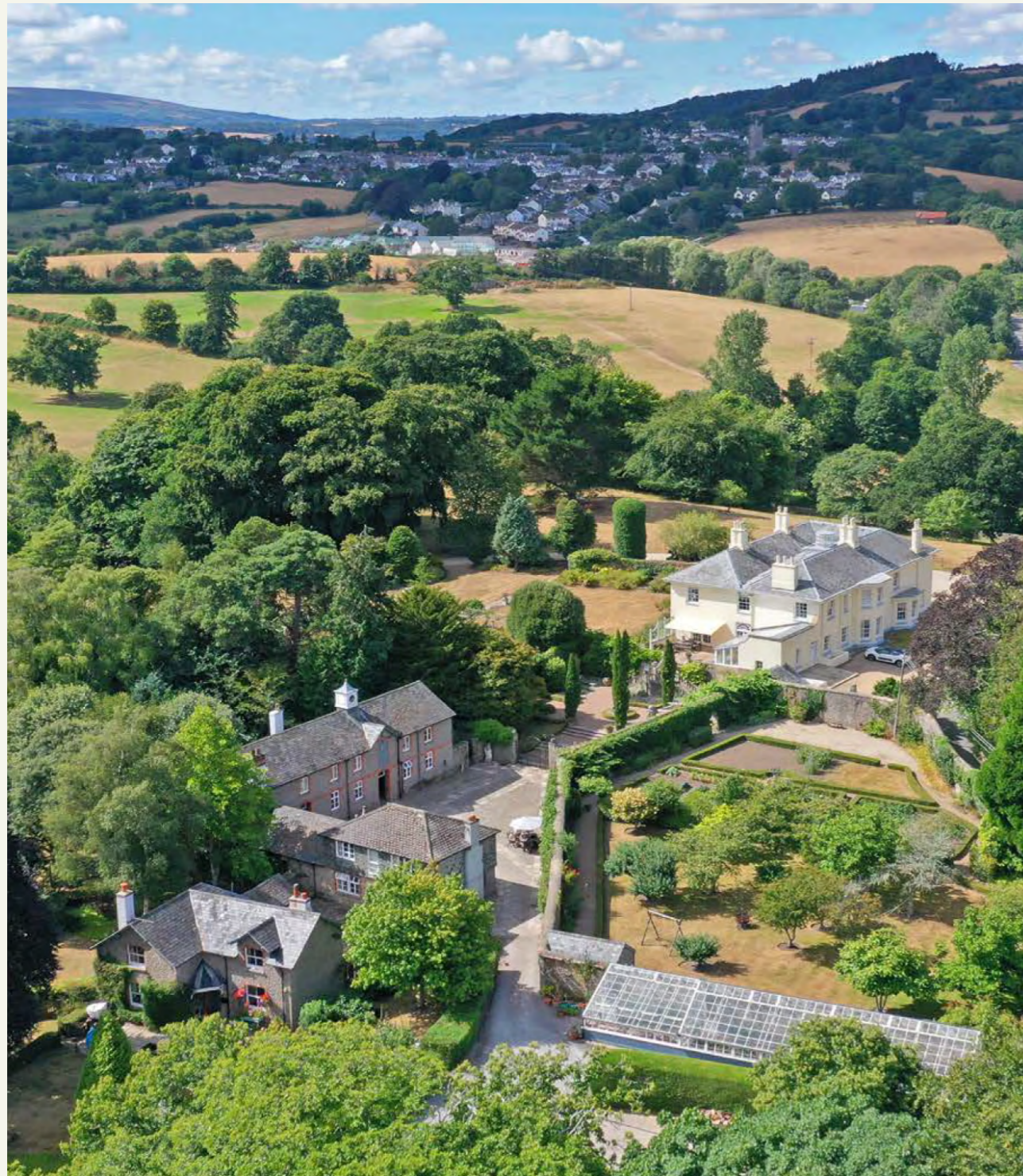


GUIDE PRICE
£1.85 million

ACQUIRED
2023

THE HIGHLIGHT

Finally securing our clients dream retirement restoration project after eleven lengthy months of conveyancing, surveys and renegotiations. One of the most complex cases we've ever dealt with but our clients were over the moon once they were handed the keys. They are now working closely with recommended architects to restore this beautiful manor house.



Hayne Old Manor

DARTMOOR NATIONAL PARK, DEVON

THE STORY

Our clients, local business people with a growing family, had been fruitlessly looking for a large country house on Dartmoor for over a year before coming to us to help with their search. We swiftly got up to speed with their requirements.

Our assessment was that they had set their budget too low for the property they were seeking. Once this was established we soon found Hayne Old Manor for them. Within a few weeks this dream home was their and they could not be happier.

GUIDE PRICE
£5.5 million

ACQUIRED
2022

THE HIGHLIGHT

An historic Georgian Country Estate set in glorious grounds with its own walled garden, estate cottages, grazing land and lake full of swans.



Boreston Foot Cottage

HALWELL, DEVON

THE STORY

Our clients were well known to us having bought a number of properties with our assistance over the years. They looking for a new countryside retreat for them and their grown up family so they could kick back and relax as an antidote to their busy lives. It had to be within 2 hours of their main home

in Wiltshire. We found and secured Boreston Foot Cottage for them completely before it reached the open market.

Boreston Foot Cottage is surrounded by 3 acres of gardens and paddocks, has a separate annex and shepherds hut and glorious views across the lush Devon countryside.



GUIDE PRICE
£1.3 million

ACQUIRED
2023

THE HIGHLIGHT
Gorgeous cottage in an idyllic Devon countryside.



Grimstonleigh House

KINGSBRIDGE, DEVON

THE STORY

Our older clients were recommended to us by their Solicitor. Although they already had a small holiday home in Devon they are based in Oxford and did not have the time or the expertise make fruitless journeys

to the West Country to search for houses. We used our expert knowledge and black book of contacts to find this extraordinary property for them, securing it against multiple other buyers.

GUIDE PRICE

£1 million

ACQUIRED

2024

THE HIGHLIGHT

Quintessential Grade II English farmhouse in a quiet rural position outside the desirable market town of Kingsbridge.

We're ready when you are.

Whatever stage you are at in your buying journey we would be delighted to hear from you. Contact us for an initial no obligation consultation.



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