



Churston Court Farm,  
Church Road, Brixham, TQ5 0JE

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# £725,000 Freehold

Offered with no onward chain, Elberry Lodge is a truly outstanding home set within the award-winning Churston Court Farm development, a collection of beautifully converted Grade II listed buildings nestled in the heart of the sought-after village of Churston Ferrers. The property is surrounded by simply stunning communal grounds, with the background of rolling fields.

Approached via a meandering gravel driveway, the setting immediately impresses. An oak-framed carport provides private parking, along with a secure private store to the rear. A charming walkway flanked by mature planting and original farm stone walls leads to a picturesque central courtyard, centred around a striking magnolia tree – a fitting introduction to this special home.

Internally, the property has been finished to an exceptionally high standard throughout. Oak flooring with underfloor heating, Oak doors, and bespoke finishes create a strong sense of quality and craftsmanship. The accommodation offers three generous double bedrooms, all with their own en-suite facilities. One bedroom is located on the ground floor and benefits from a Jack-and-Jill style en-suite, accessible from both the bedroom and entrance hall, making it ideal for guests. This bathroom is beautifully finished with a bath, rainfall shower over, basin, W.C., heated towel rail, and fully tiled walls and flooring. On the first floor, a further double bedroom includes a built-in wardrobe and a stylish en-suite, while the master bedroom enjoys excellent proportions, a fitted wardrobe, and a luxurious en-suite.

The true heart of the home is the spectacular open-plan kitchen, dining, and living space. The modern gloss-finished kitchen is fitted with quartz worktops, a central island with granite surface, a five-ring induction hob, boiling water tap, and a full suite of top-of-the-range Neff appliances, including integrated fridge freezer, oven, separate combi oven and integrated dishwasher. There is ample space for a large dining table, while a subtle level change leads into the lounge area where vaulted ceilings with exposed wooden beams create a dramatic yet welcoming space. A contemporary gas log burner adds warmth and character, and two sets of bi-folding doors open directly onto the rear garden. In addition, there is also a separate handy utility room providing space for a washing machine, tumble dryer along with the gas boiler.

Outside, the private rear garden has been beautifully landscaped with sandstone patios arranged over two levels, offering sunny seating areas, outside lighting, an external tap, and gated access to the road for convenience.

Located around 1.5 miles from Brixham, or a scenic 20-minute walk through Churston Woods, past Elberry Cove and onto the South West Coastal Path, Elberry Lodge offers an unrivalled lifestyle in one of South Devon's most desirable locations. A truly stunning home, combining historic charm with contemporary luxury, set within magnificent grounds in the heart of Churston Ferrers.

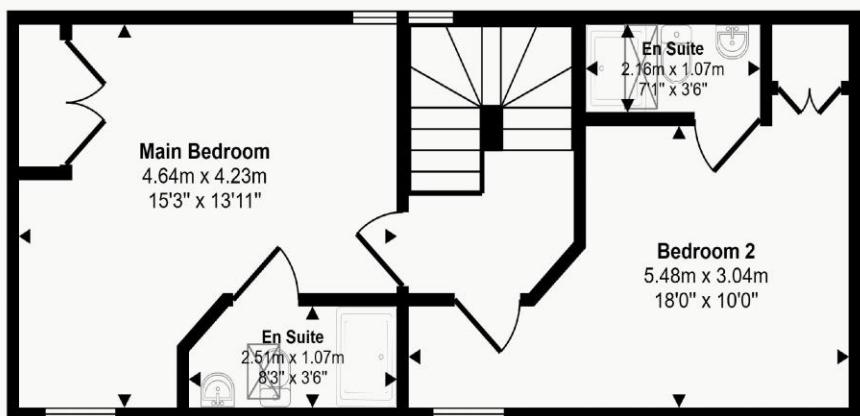
The impeccably maintained grounds are subject to a quarterly charge of approximately £300. The current furniture may also be available by separate negotiation.



Approx Gross Internal Area  
126 sq m / 1357 sq ft



Ground Floor  
Approx 83 sq m / 896 sq ft



First Floor  
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: N/A Listed building

COUNCIL TAX BAND: E

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates broadband and mobile phone reception are available at this address.

**VIEWINGS ARRANGEMENTS**

Strictly by appointment through Eric Lloyd & Co

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