



Ferrers Meadow, Churston Road, Churston Ferrers,
Brixham, TQ5 0HW

EricLloyd
& Co.

EricLloyd
& Co.

www.erictlloyd.co.uk

£545,000 Freehold

A beautifully presented and very deceptive **THREE BEDROOM** home forming part of an exclusive development of just four cottage-style properties, completed in 2011.

Set within an idyllic village setting, the property enjoys a peaceful atmosphere with scenic countryside walks close by, easy access to the coastline nearby beaches and the South West Coast Path.

Despite its tranquil location, the property is well connected. Local shops are approximately one mile away, and the Number 12 bus service runs from the end of Churston Road, providing convenient access to Brixham town centre and waterfront, as well as Paignton and Torquay.

A particularly rare and valuable feature of this home is the generous parking provision, with a double garage and additional parking located to the rear, complemented by both front and rear gardens.

The accommodation is immaculately maintained and thoughtfully designed, offering a blend of character styling and modern comforts. On the ground floor, a welcoming hallway provides access to a cloakroom/W.C, a useful understairs storage cupboard, and a staircase rising to the first floor. The ground floor benefits from underfloor heating throughout, adding to the sense of comfort and quality.

The heart of the home is the stunning, large open-plan living space, which is ideal for both everyday living and entertaining. This impressive room features two roof windows that flood the space with natural light, along with bi-folding doors that open directly onto the private rear garden and seating area, the bi-fold doors are fitted with electrically operated thermal control blinds, ensuring year-round comfort and the roof windows also have manually operated thermal blinds. A feature log burner provides a focal point and adds warmth and character to the living area.

The kitchen is beautifully appointed with a range of cream-faced units, complemented by granite work surfaces and upstands. A central island enhances both practicality and sociability, while the undermounted Belfast sink adds a touch of traditional charm. Integrated appliances include a Miele dishwasher and a Bosch washing machine, alongside a range-style dual fuel cooker with matching hob. Oak flooring completes the kitchen area, adding warmth and texture to the space.

On the first floor, the landing offers a useful linen and storage cupboard and leads to three well-proportioned bedrooms and the family bathroom. The family bathroom is fitted with a modern white suite and finished to a high standard. The main bedroom is a particularly attractive space, featuring fitted wardrobes along one wall with shelving and hanging rails, as well as the benefit of an en suite shower room/W.C. The second double bedroom includes a freestanding double wardrobe with an outlook to the front, while the third bedroom is ideal as a guest room, home office or nursery.

From the rear of the property, a lovely outlook over the surrounding countryside can be enjoyed, enhancing the sense of rural charm. Outside, the property continues to impress. To the front is a pretty cottage-style garden, enclosed by a low stone wall, with a side gate leading to a two-level flowerbed area and a pathway around to the rear garden.

Immediately outside the bi-folding doors is a generous and very private composite decking seating area, perfect for outdoor dining and relaxation. Steps lead up to an upper level featuring a stainless steel and glass balustrade, beyond which lies a stone-chipped area and lawn with the overall design presented in an attractive nautical style. A winding pathway leads to a gate at the top of the garden leading to the parking and **DOUBLE GARAGE**

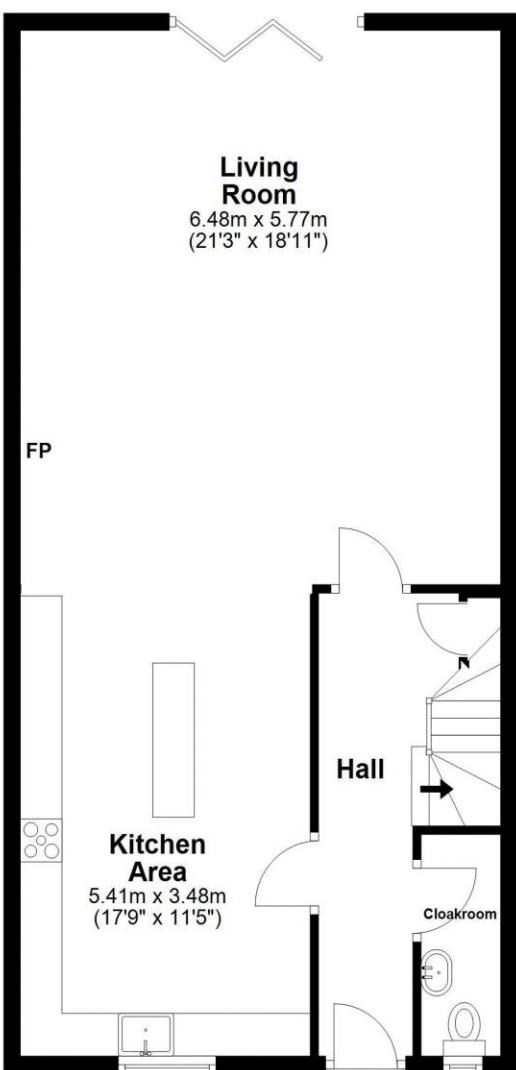
The rear parking area and **DOUBLE GARAGE** are a real highlight and a rare advantage for a property of this type. The garage is equipped with power and water, an electrically operated door, and a living sedum roof that blends seamlessly into the surrounding countryside.

This exceptional home combines style, comfort, and a sought-after location, and internal viewing is highly recommended to fully appreciate all it has to offer.



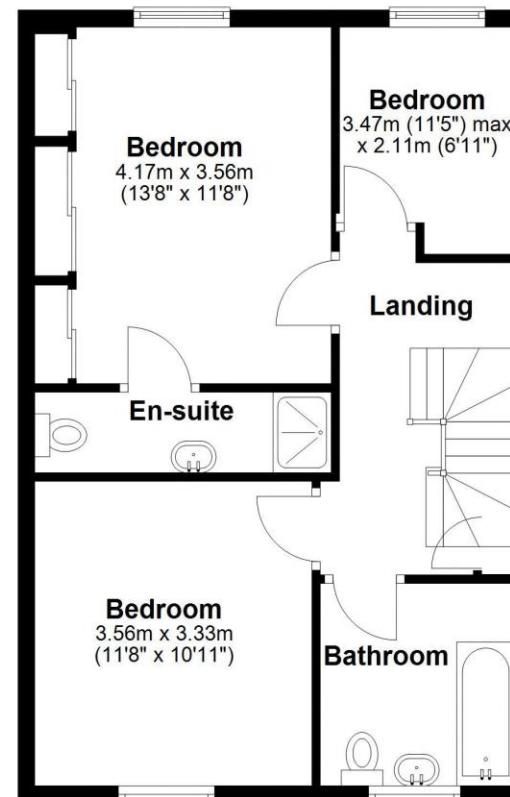
Ground Floor

Approx. 69.2 sq. metres (744.6 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.5 sq. feet)



Total area: approx. 122.1 sq. metres (1314.1 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or omissions
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that ultrafast broadband is available and that mobile performance shows: VODAPHONE 81% / THREE 78% /EE 77% /o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.