



Johns Cottage, Churston Road, Churston Ferrers, Brixham, Devon, TQ5 0HU
Freehold House - Semi-Detached
Offers Over £350,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A charming and quirky Grade II listed cottage located in the favoured residential village of Churston, famed for its easy access to many stunning coastal walks, beaches, woodland walks all within a stunning conservation area with the idyllic Devonshire countryside surrounding the village in every direction. The village has a cracking central pub the Churston Manor set in a 12th-century manor, this refined hotel is a great locals pub and offers food service and enjoys stunning character and extensive gardens. Adjacent is the Church of St Mary the Virgin, a stunning grade II listed church which was used by Agatha Christie and indeed has a stained glass window which she donated.

Johns Cottage is only a brief walk away from the picturesque Elberry Cove and 2 miles from the hustle and bustle of the port town of Brixham. This makes it a convenient countryside retreat, with the rest of Torbay easily accessed via car or by the very regular 12 bus service which can be found at the end of the lane.

The property has been within the same family for many years and would now benefit from refurbishment throughout. The possibilities are vast and the house has the potential for a substantial extension or additional property creating a marvellous family home and retaining Johns Cottage true to form. The project would benefit from the input of a good architect with experience in the field of Grade II listing and conservation areas, but that said the plot and location makes it worth the effort as properties in this location with such a good amount of space seldom become available. Agents Note: There is a development and extension restrictive covenant on the property. We can confirm the Trustees of The Estate of Lord Churston would be prepared to lift this covenant completely for an agreed fee. There is an element of flying freehold on the property.

Council Tax Band: C



- Grade II Listed Cottage
- Great Refurbishment Project
- Highly Sought After Churston Village
- Kitchen Diner & Sep Lounge

- Large Garden Plot To Side & Rear
- Two Bedrooms + One En Suite W.C.
- Stunning Conservation Area
- Ground Floor Bathroom W.C.



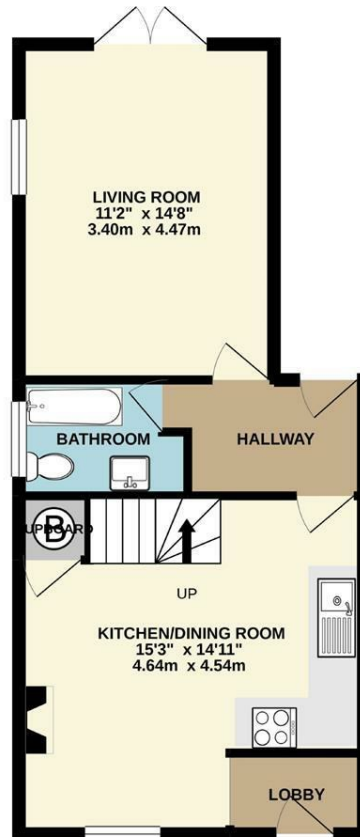
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GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
246 sq.ft. (22.8 sq.m.) approx.



Current EPC Rating:

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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