



3 Higher Court Churston Road, Churston Ferrers, Brixham, TQ5 0HY  
Freehold House - Terraced  
£275,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

A charming Grade II listed two bedroom cottage located in highly desirable Churston Village on Brixham's outskirts. Beautifully located near amenities yet close to the fabulous coastal and country walks. Approximately two miles from Brixham harbour (and town centre) with easy access out to Paignton. A well proportioned property, which, now in need of some cosmetic refreshment offers traditional village living in the most quaint of surroundings.

Positioned a short way along Churston Road and backing onto pretty fields edged with copses and rich with bird life, with a lovely view of sheep grazing in the field opposite the front door. The local Parish Church and The Churston Manor are a level walk away. Beaches at Broadsands and Elberry Cove are less than half a mile away. Access to Brixham and Paignton town centres is easy, with regular bus services passing along Brixham Road.

The cottage itself is of a simple, traditional layout with a large reception room occupying most of the ground floor and a kitchen to the rear. Upstairs, there are two decent bedrooms with Bedroom 1, to the front, enjoying a beautiful outlook over the fields opposite and boasting a useful wardrobe/changing space just off. Bedroom 2 is a single bedroom and also enjoys a pretty aspect over the back garden to the rich Devon fields beyond. There is a good size family bathroom which services the property from the first floor.

The garden is of particular note here, being of a classic cottage-style arrangement. With courtyard off the property leading out to low maintenance produce and clothes-drying areas, with 50% ownership of a charming, and most useful stone-built outhouse to the back-right.

The property benefits from gas central heating throughout, serviced by a Logic+ combi boiler. Because of its listed status, there are single glazed windows throughout with secondary glazing on most windows to improve the efficiency. These could be replaced with double glazed units (if in-keeping with the listing)

We are delighted to offer this charming property to the market with No Onward Chain and internal viewing is highly recommended.

**Council Tax Band: C**



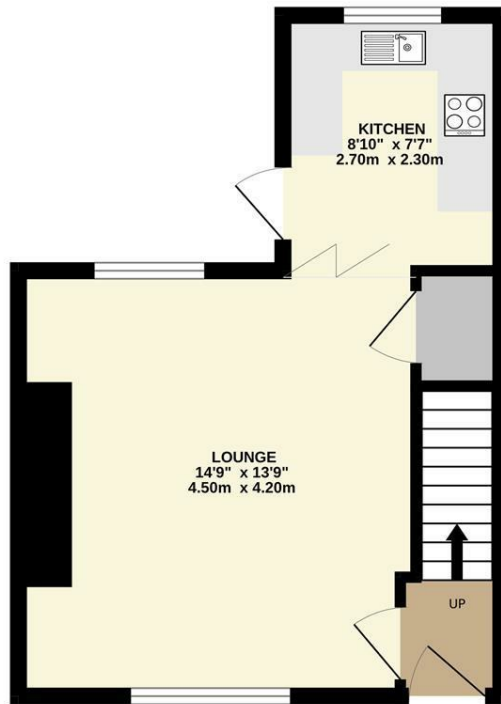
- Charming Character Cottage
- Two Bedrooms, Both Enjoying Views
- In Need Of Some Refurbishment
- Ample Street Parking Available
- Located In Highly Sought After Churston
- Beautiful Stone Construction
- Offered With No Onward Chain
- Gas Central Heating Throughout



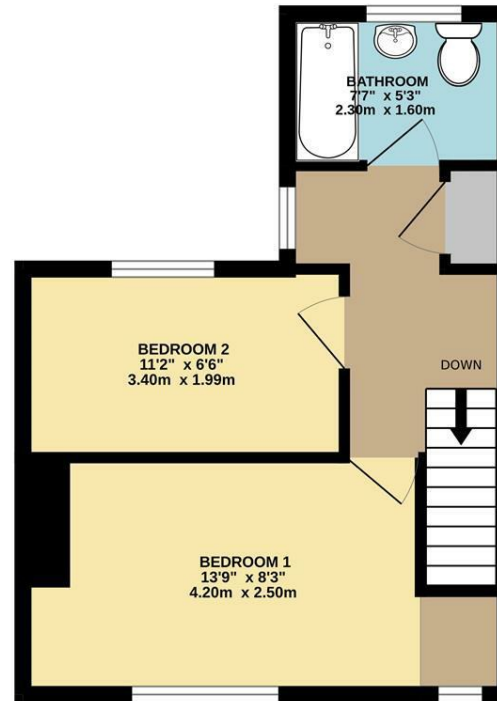


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GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



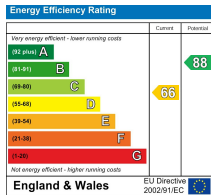
1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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Current EPC Rating: D



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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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