



5 West Terrace Churston Road, Churston Ferrers, Brixham, TQ5 0HX
Freehold Cottage - Terraced
£299,950

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A charming Grade II listed 'Chocolate Box' 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 and Torbay beyond. A well proportioned property, which has been in the same ownership for many year and is well presented and well maintained throughout.

Positioned a short way along Churston Road and backing onto an open setting - surrounded by copse 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 very pretty and characterful reception room occupying the front of the ground floor, complete with a beautiful feature fireplace central to the room. To the rear is a fantastic kitchen/dining room which is light-and-bright and gives access out to the rear garden. The kitchen is modern, smartly presented and fitted with modern over, gas hob and plenty of cupboard space. Upstairs, there are two double bedrooms with Bedroom 1 - to the front - being of a particularly generous size and enjoying a beautiful outlook over the fields opposite. Bedroom 2 is a smaller double and also enjoys a pretty aspect over the back garden to the rich Devon fields beyond. There is a recently completed and very stylish spacious shower room with large double shower which services the property from the first floor.

Outside, to the front is a charming garden, setting the property back from the roadside and enclosing it within some characterful railings and a stone wall, flanked by a block paviour pathway to the front door. The rear garden is of particular note here, being of a classic cottage-style arrangement. With a patio area off the property - perfect for BBQing and dining outside - and a pretty, green garden beyond. The garden is very sunny, quiet and private, and also boasts the 50% ownership of a charming, and most useful stone-built outhouse to the back-right, with light, power and utility provisions.

The property benefits from gas central heating throughout, serviced by a modern and reliable Worcester combination boiler. In-keeping with its listed status, there are beautiful wooden windows throughout which are in exceptional condition. There is no parking with the property, however street parking directly outside is always freely available.

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



- Grade II Listed Chocolate Box Cottage
- Very Well Presented Throughout
- Pretty Cottage-Style Garden With Outhouse
- Beautiful Open Rural Views

- Highly Sought After Churston Location
- Two Double Bedrooms
- Smart, Modern Shower Room
- No Onward Chain

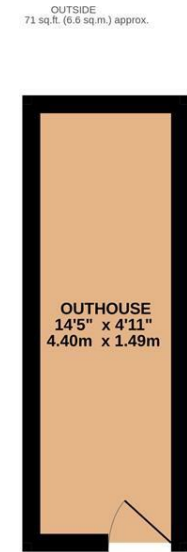
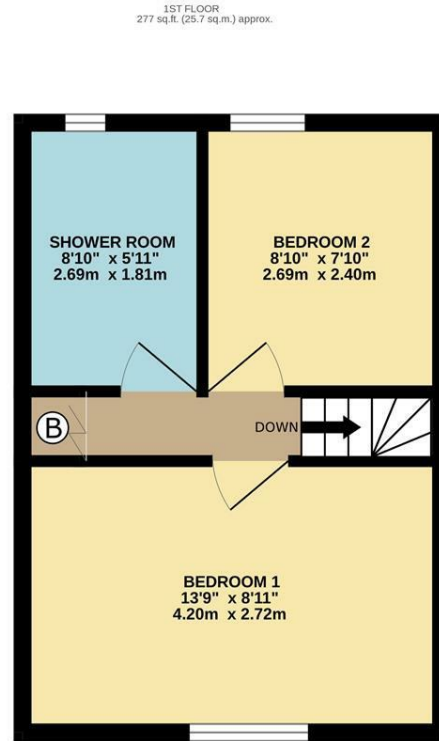
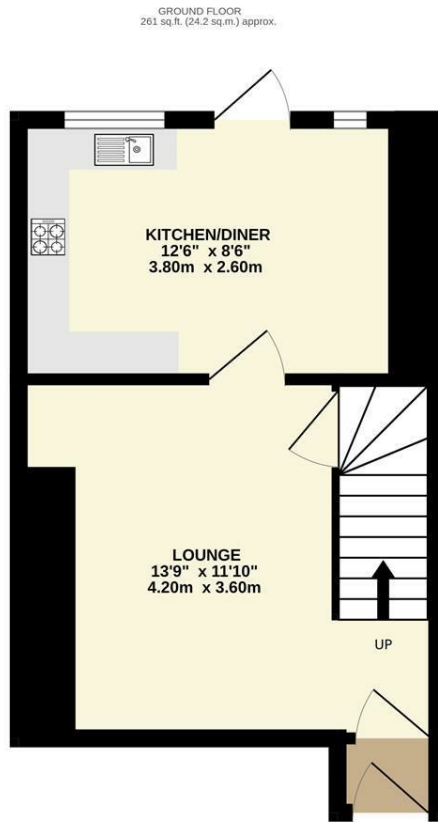


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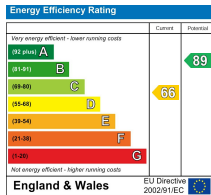
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TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

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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