



Kyranga, 21 Warborough Road, Churston Ferrers, Brixham, Devon, TQ5 0JY  
Freehold Bungalow - Detached  
£979,950

**boyce**brixham  
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Kyranga is, simply put, a stunning extended bungalow which has been meticulously designed to maximise the space on offer and create a wonderful family size bungalow, built around entertaining and has been in the same family for more than 50 years. The quality of finish is immediately apparent upon entering this quality home, with Italian porcelain floor tiles throughout, new oak fitted doors and frames, fully fitted cupboards and ample storage.

The layout flows well with all the bedrooms on the cooler left hand side of the building, and the living areas on the opposite side enjoying the sun throughout the day. The impressive dual aspect lounge area is an excellent size and easily houses three good size sofas with a central focal point being the modified chimney breast incorporating a gas inset fire and television. The dining room is a fantastic size and flows effortlessly from the living room into the high end bespoke kitchen. The magnificent size central granite work top is perfect for the cooks and bakers, with a great selection of built in appliances and ample storage solutions to three sides.

The dining area can easily fit a large table and enjoys direct access into the garden room; a very useful reception room that serves as a great welcoming transition between the courtyard style garden area and principal living spaces. The utility and a separate WC can be found just beyond the dining area, with direct access into the garden. All the principal living spaces benefit from underfloor heating which is on its own thermostatic control, giving a greater control of temperature and comfort levels independently of the bedrooms.

The main bedroom is a fantastic size room with lots of quality fitted furniture as well as its own en suite shower room and walk in wardrobe area with even more storage. The second bedroom is another good size double bedroom with its own fitted wardrobe as well as walk in dressing room. Whilst the third double bedroom comes complete with a built in fitted double wardrobe. The family bathroom is a quality fitted bathroom comprising of a 4 piece suite including a walk in shower, full size bath, quality sink and WC. There are lots of built in storage cupboards as well as a fantastic size loft space which is accessed via a wide hatch and fold down quality wood ladder.



- Highly Sought After Location
- Sunny South Facing Property
- Same Family Ownership For 50 Years
- Exclusive Area Next To Golf Club
- Ample Storage & Dressing Rooms

- Completely Level Plot
- Further Planning Approval
- Stunning Show Grade Garden
- Large Driveway & Garage
- Great Entertaining Spaces



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Kyranga sits on a generous, south facing level plot and benefits from a fabulously well stocked garden which has been carefully designed and landscaped. Largely laid to lawn and bordered by mature shrubs and plants in deep flower beds, it is an absolute delight, a gardener's paradise and a haven for birds, bees, butterflies and other wildlife. There are numerous terraces with seating areas from which to enjoy the garden, entertain or for those looking for the perfect spot to enjoy al fresco dining. To the side, there is a garage and ample driveway parking with an additional double gate leading to a partly covered area which could be incorporated into a double garage, subject to the necessary consents. Currently, it offers a great amount of extra storage for a motorhome or boat.

Warborough Road is a much sought after and exclusive residential area of Churston Ferrers which lies between the well renowned Churston Golf Club and Broadsands Beach. Local shopping facilities are within less than half a mile at Churston Broadway which include a Post Office, a general convenience store, a chemist, a café, and a library.

The nearby village of Galmpton offers several independent shops, a general store / post office, a doctors' surgery, a popular pub, The Manor Inn, and a butchers, as well as Galmpton Primary School, and Churston Grammar School. Local buses run frequently along Dartmouth Road giving easy access towards Brixham, Paignton, Torquay, and Kingswear offering ferries to Dartmouth. Also nearby is a public footpath leading to Broadsands Beach and the South West Coastal Path which in turn leads to numerous picturesque coves as well as the historic fishing port of Brixham, with its marina and harbour.

The seaside resort of Paignton is located close to Goodrington's sheltered and attractive bay, which is within walking distance of the property. Nearby is the wonderful market town of Totnes with its main line rail link to London in under 3 hours.

#### Agents Note

As part of the planning permission granted to extend, provision was made for further conversion into the loft to form additional bedrooms as well as a garage extension with new pitched roof. ( Ref: P/2021/1026)



**Council Tax Band: E**



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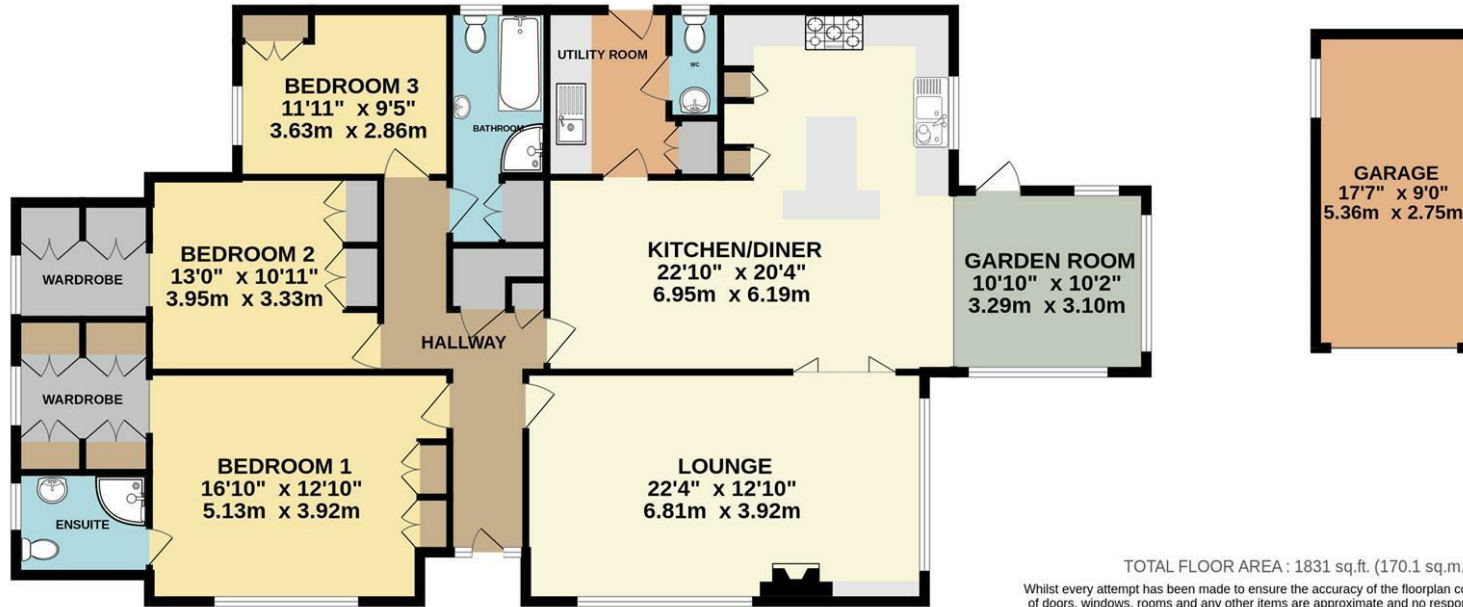


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# GROUND FLOOR

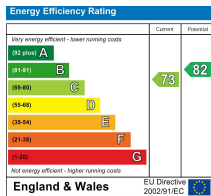
1831 sq.ft. (170.1 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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: C



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