



The Spinney Higher Alston Farm Alston Lane, Churston Ferrers, Brixham, Devon, TQ5
OHT
Asking Price £795,000

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email property@ljboyce.co.uk call 01803 852736

The Spinney is a stunning limestone-built barn conversion located in the highly desirable area of Churston. This property combines historic charm with modern amenities, offering a unique and luxurious living experience. Set within a tranquil Conservation Area, The Spinney provides an idyllic countryside retreat while still being conveniently close to local amenities, making it an ideal choice for those seeking both seclusion and convenience.

Upon entering The Spinney, you are greeted by a charming gravel and cobble driveway leading to the front door, where there are two spacious parking spaces and a double garage. The garage has been thoughtfully updated to include a new utility and laundry room, enhancing the property's practicality. The entrance to the home is bright and welcoming, with natural light flooding the spacious interior and the limestone flagstone floors creating a warm and inviting atmosphere.

The interior of The Spinney seamlessly blends traditional features with modern design. Exposed limestone walls and beautiful beams give the home a rustic charm, while the large, open living spaces provide plenty of room for family life and entertaining. The living room, centered around a cosy wood-burning stove, flows effortlessly into the smart, modern kitchen. Adjacent to the kitchen is a garden room that adds additional living space and creates a separate dining area, making the layout perfect for gatherings and everyday living.

The Spinney's outdoor space is equally impressive, featuring a beautifully landscaped garden laid out in terraces and lawns. A winding path meanders through the garden, leading to various spots ideal for relaxation and enjoying the peaceful surroundings. The garden is adorned with mature shrubs, herbaceous borders, and a variety of trees, including rowan, chestnut, and weeping willow. A paved seating area outside the house provides a perfect spot for outdoor dining or simply taking in the tranquil views.

One of the key highlights of The Spinney is its location in Churston, a picturesque village that offers the perfect blend of rural charm and modern convenience. The property is situated near the South West Coastal Path, providing easy access to beautiful coastal walks and the serene Elberry Cove. For golf enthusiasts, Churston Golf Course is just a stone's throw away, offering an 18-hole course with stunning sea views.



- Stunning Limestone-Built Barn Conversion in Churston
- 4 Decent Size Double Bedrooms
- Located Near South West Coast Path and Elberry Cove
- Double Garage with Laundry and Ample Parking Spaces
- Spacious Interiors, Exposed Beams and Limestone Walls
- Beautiful Garden With Mature Landscaping
- Close to Outstanding Schools
- Stunning Tranquil Conservation Area



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The Spinney is also ideally located for families, with some of the best schools in the region nearby. Galmpton Primary School, rated "Outstanding" by Ofsted, is just a short distance from the property, offering top-tier education in a nurturing environment. Additionally, the prestigious Churston Ferrers Grammar School is nearby, known for its academic excellence and comprehensive extra curricular programs, making it an excellent choice for students of all ages.

The nearby village of Galmpton adds to the property's appeal, offering a range of local amenities, including shops, a post office, and a traditional village pub. The village has a strong sense of community, making it a welcoming place to live. Galmpton is also home to the historic Dartmouth Steam Railway, a unique attraction that offers scenic rides along the stunning South Devon coast, providing a touch of nostalgia and a cultural highlight for residents.

For those who value connectivity, The Spinney offers easy access to nearby towns and cities. The historic towns of Totnes and Dartmouth are within easy reach, both offering a wealth of history, culture, and dining options. Totnes also has a mainline railway station with regular services to London Paddington, while the A38 and A380 provide convenient access to Exeter, Plymouth, and beyond, making commuting or traveling further afield a breeze.

In summary, The Spinney is a rare and exceptional property that combines the best of both worlds—historic charm and modern living, all set within a tranquil and desirable location. With its spacious interiors, beautifully landscaped garden, and proximity to top-rated schools, this property is perfect for families seeking a high-quality lifestyle in one of Torbay's most sought-after areas. Whether you're drawn by the scenic coastal walks, the nearby amenities, or the property's historical character, The Spinney offers a unique and enviable living experience.

Overall, The Spinney presents a unique opportunity to own a beautifully renovated barn conversion in the heart of Churston. With its blend of rustic charm, modern amenities, and prime location, this property is not just a home, but a lifestyle. It offers everything from peaceful countryside living to convenient access to schools, villages, and transport links, making it a truly special place to call home.

Services
Mains electricity and water. Private drainage. Oil fired central heating and hot water.



Council Tax Band: F



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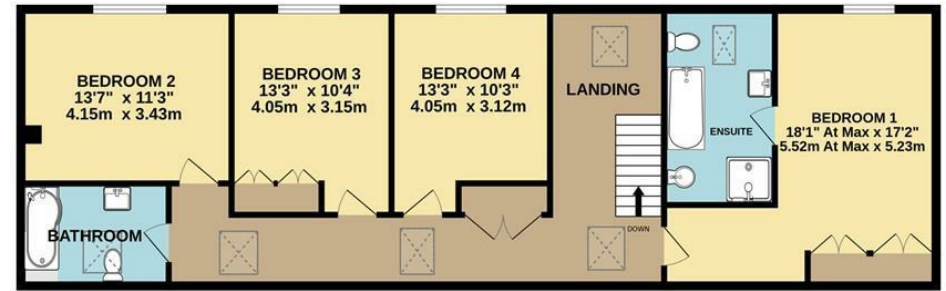
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GROUND FLOOR
1300 sq.ft. (120.8 sq.m.) approx.



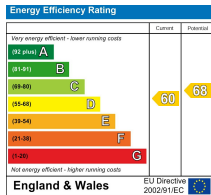
1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 2356 sq.ft. (218.9 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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