



## ***Our View “A property that must be viewed to be appreciated”***

A truly delightful period four bedroom detached cottage with off road parking and gardens located in the sought after location of Churston Ferrers, Torbay

The accommodation begins with an entrance hallway featuring original wooden flooring and access to the principal rooms. The living room continues the wooden flooring theme and boasts a delightful feature fireplace with a wood-burning stove, exposed brick surround, and a sash window to the front aspect. Low-level storage units flank either side of the fireplace. Opposite the living room is a separate dining room with wood-effect flooring, a front-facing window, and an open fireplace with shelving and storage on either side. This is a versatile space suitable for a range of uses. Continuing through the entrance hallway, you reach the kitchen, which comprises a stainless steel mixer tap, sink and drainer, movable units, shelving, wood-effect flooring, and rear-facing windows. There is space for a range cooker and a fridge-freezer. A multi-panelled glazed door provides access to the rear porch/boot room—a useful space with access to the garden. From the entrance hallway, there is an additional room currently used as a utility space, with plumbing for a washing machine and tumble dryer, and a rear-facing window. This room could also be utilised as a study or occasional bedroom. Adjacent to this is

a downstairs WC with a low-level flush toilet, pedestal wash hand basin, and storage beneath the staircase. A window is located on the stairs, which rise to the first-floor landing. Upstairs, the landing features windows overlooking the rear garden and a hatch providing access to the loft space. There are three double bedrooms: the two front-facing rooms are spacious and feature sash windows, while bedroom three is situated at the rear and enjoys views of the garden and surrounding countryside. This room also includes a cupboard housing the boiler. Completing the accommodation is a spacious and well-appointed bathroom suite comprising a low-level flush WC, pedestal wash hand basin, freestanding clawfoot bath with centre tap system, and a separate electric-fed shower. The bathroom also features spotlights, tiled flooring, and a rear-facing window. Externally, The Old Smithy boasts deceptively spacious and well-maintained gardens. A five-bar gate provides access to the side of the property, leading to a stone-chip driveway offering ample off-road parking. There is a wooden-built storage shed and access to the rear garden, which features a well-presented lawn bordered by an assortment of colourful and attractive flowerbeds and mature trees. The garden backs onto an exposed stone wall and enjoys delightful countryside views—a garden that must be seen to be fully appreciated.

- Delightful period cottage
- Living room with wood burner
- Dining room
- Four Bedrooms
- Family bathroom
- Diveway with ample off road parking
- Gardens backing on to countryside
- Sought after location





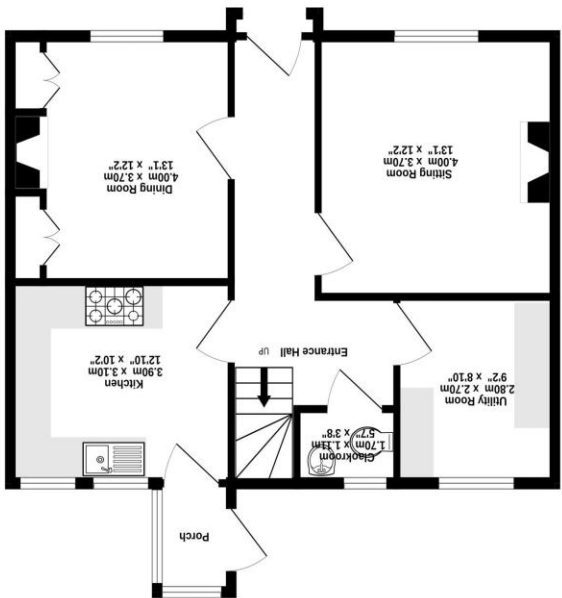
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ALLSWORTH  
PROPERTY

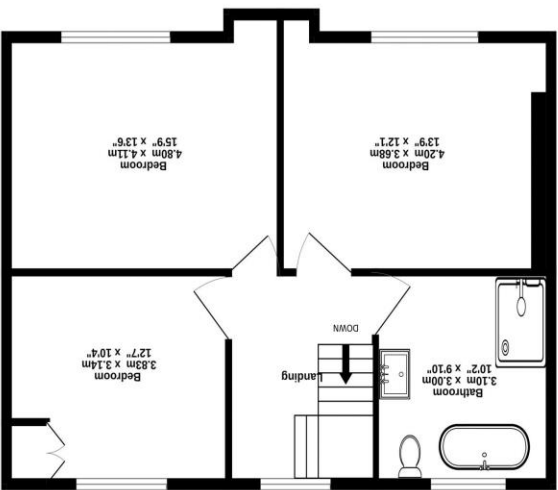


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
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TOTAL FLOOR AREA : 125.2 sq.m. (1348 sq.ft.) approx.



63.4 sq.m. (682 sq.ft.) approx.



61.8 sq.m. (666 sq.ft.) approx.



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PROPERTY

The Old Smithy, Churston Ferrers, TQ5 0HS  
Guide Price £425,000 Ref: DSN7066

