

GROUND FLOOR.

Composite entrance door opening to:

ENTRANCE VESTIBULE. Radiator. Door to:

GROUND FLOOR SHOWER ROOM/W.C.

Comprising large double size walk in shower with fitted shower tower panel with overhead shower and hand held attachment. Charcoal vanity cupboard with inset washbasin and concealed flush w.c. Marble style wall panelling. Shaver Point. Two double glazed windows.

IMPRESSIVE ENTRANCE HALL.

Oak flooring. Staircase with understairs cupboard. Radiator. Doors to principal rooms.

LIVING ROOM. 18' 0" x 12' 0" + bay window (5.48m x 3.65m)

A triple aspect room. Oak flooring continuing through. Radiator. Fire surround with inset coal effect fire. Wide square opening to:

SUN LOUNGE. 11' 5" x 4' 7" (3.48m x 1.40m)

Tiled floor. Double glazed patio door opening to the garden and further double glazed window to side.

DINING/ENTERTAINING ROOM. 12' 0" x 18' 0" (3.65m x 5.48m)

Oak floor. Two double glazed windows and French doors opening to the garden. Built in bar with shelving. Two radiators.

KITCHEN/BREAKFAST ROOM. 18' 0" x 11' 8" (5.48m x 3.55m)

A stunning kitchen with excellent range of white gloss wall and base cupboards and breakfast bar island. Black granite working surfaces and upstands with one and a quarter bowl sink and drainer. Mosaic tiled surrounds. Range style gas cooker with granite splashback. Integrated freezer. Tiled floor. Vertical wall radiator. Double glazed patio door opening to the garden and two double glazed windows to front. Opening to:

UTILITY ROOM. 6' 6" x 7' 1" (1.98m x 2.16m)

Space/plumbing for washing machine and tumble dryer and ample space for further white goods. Double wall cupboard. Wall mounted Worcester combination boiler. Tiled flooring. Two double glazed windows and door to the garden.

FIRST FLOOR.

Staircase leads to the first floor via a half landing with feature double glazed window.

LANDING. Shelved linen cupboard. Doors to:

BEDROOM. 18' 0" x 12' 0" (5.48m x 3.65m)

A triple aspect room enjoying views across the village to Hillhead and beyond. Built in cupboard. Two mirrored triple wardrobes. Two radiators.

BEDROOM. 12' 0" reducing x 8' 9" (3.65m x 2.66m)

Double glazed window. Radiator. Vanity cupboard with table top hand basin.

BEDROOM. 11' 11" x 8' 9" (3.63m x 2.66m)

Double glazed window. Radiator. Vanity cupboard with table top washbasin.



BEDROOM. 10' 11" x 12' 1" reducing (3.32m x 3.68m) max.

Double aspect room with double glazed windows. Radiator.

BEDROOM. 12' 1" x 6' 6" (3.68m x 1.98m)

Double aspect with double glazed windows. Radiator. Vanity cupboard with table top washbasin and flush mounted mixer tap.

FAMILY BATHROOM/W.C.

White jacuzzi bath with mixer tap and shower attachment. Pedestal washbasin with mirrored cabinet over. Tiled walls. Radiator. Obscured double glazed window. Loft access hatch.

SEPARATE W.C. Low level W.C.. Radiator. Obscure double glazed window.

NOTE. There is a large loft space which subject to relevant permissions could be altered in to further accommodation if required.

OUTSIDE

FRONT. The front garden has a level lawn with flowerbeds to side. Driveway leads to large/parking and turning area providing lots of parking for several vehicles leading to the garages.

DOUBLE GARAGE. 23' 10" x 20' 0" (7.26m x 6.09m) Up and over door. Light and power points.

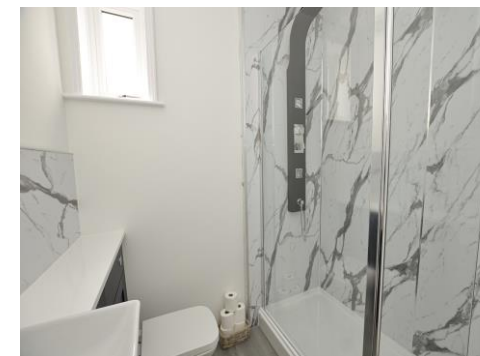
ATTACHED SINGLE GARAGE. 23' 7" x 10' 0" (7.18m x 3.05m) Inspection Pit. Light and power points.

GARDENS. The main garden which is enclosed mostly by walling is accessed via a pedestrian gate. It is mainly laid to lawn with flowerbeds, inset shrubs and specimen trees. There are also two apple trees and a patio seating terrace. Summerhouse. The gardens both enjoy a sunny aspect

COUNCIL TAX BAND: G ENERGY RATING: D

AGENTS NOTE: The Ofcom website indicates that standard and superfast broadband are available. Please check with your mobile provider about mobile coverage.

Private drainage (Septic Tank)
Mains gas and electric.



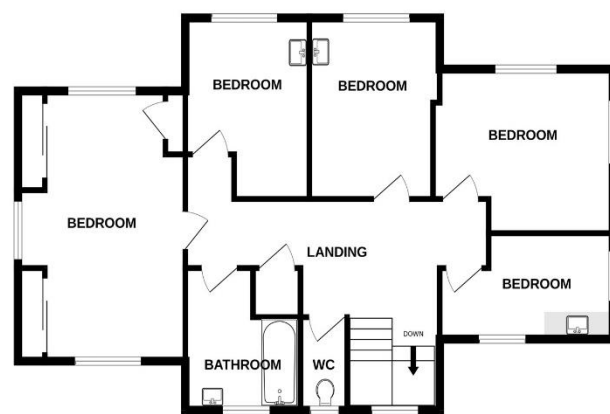
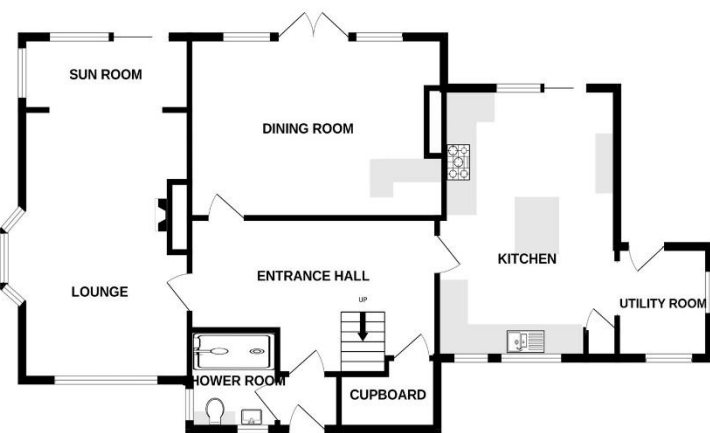
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005534 Written by: R.C

Langdon Lane, Galmpton, Brixham, TQ5 0PG

GROUND FLOOR
94.1 sq.m. (1013 sq.ft.) approx.

1ST FLOOR
84.0 sq.m. (904 sq.ft.) approx.



TOTAL FLOOR AREA : 178.1 sq.m. (1917 sq.ft.) 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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LAYOUT GUIDE ONLY – NOT TO SCALE



An imposing and substantial **FIVE BEDROOM, TWO RECEPTION DETACHED HOUSE** standing in large, near level surrounding gardens with the addition of ample driveway parking and a **DOUBLE GARAGE & 23' LONG SINGLE GARAGE** with an inspection pit. The house is located in a highly sought after village address, which is a short walk away from Churston Common and the village amenities with shops that include a general store with sub post office and butchers. The village boasts a highly regarded primary school and Churston grammar school. Churston Golf Club is within walking distance along with Broadsands Beach and the picturesque coastal footpath.

On entering this lovely house, an impressive entrance hall with grand staircase greets you. The light and bright accommodation offers triple aspect living room with sun room off, super, modern kitchen/breakfast room with utility room leading off, and a separate dining/entertaining room. There is also a smart ground floor shower room/w.c. The first floor offers five double bedrooms and a family bathroom with separate w.c. There is further potential subject to relevant permissions to make use of the large loft area if required. Internal viewing is recommended.

£975,000 Freehold