



“Graylings” Bascombe Road, Churston Ferrers TQ5 0JX

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“An enviable location at Churston offering huge potential to create a dream home”

Located in the semi-rural and highly sought-after Churston Ferrers area, between the bustling fishing Port of Brixham and sea side town of Paignton this spacious 3-4-bedroom detached residence, offers an exciting and unique opportunity for buyers to customize and create their ideal home through refurbishment.

Built by the current owners some 50 years ago, this has been a much cherished family home.

The property spans approximately 257 square meters and stands in mature, interesting, good size, surrounding gardens providing ample space for outdoor activities and relaxation. The gated, sweeping driveway provides ample parking, along with an attached garage.

A traditional and spacious hallway welcomes you upon entering Graylings, the ground floor includes, three spacious reception rooms that capture natural light from large windows overlooking the gardens. The kitchen also overlooks the rear garden, again this has huge potential to be recreated, in addition there is a utility room leading off. There is a cloakroom/w.c. off the entrance hall and the double aspect, principal bedroom with large en suite is also positioned on the ground floor.

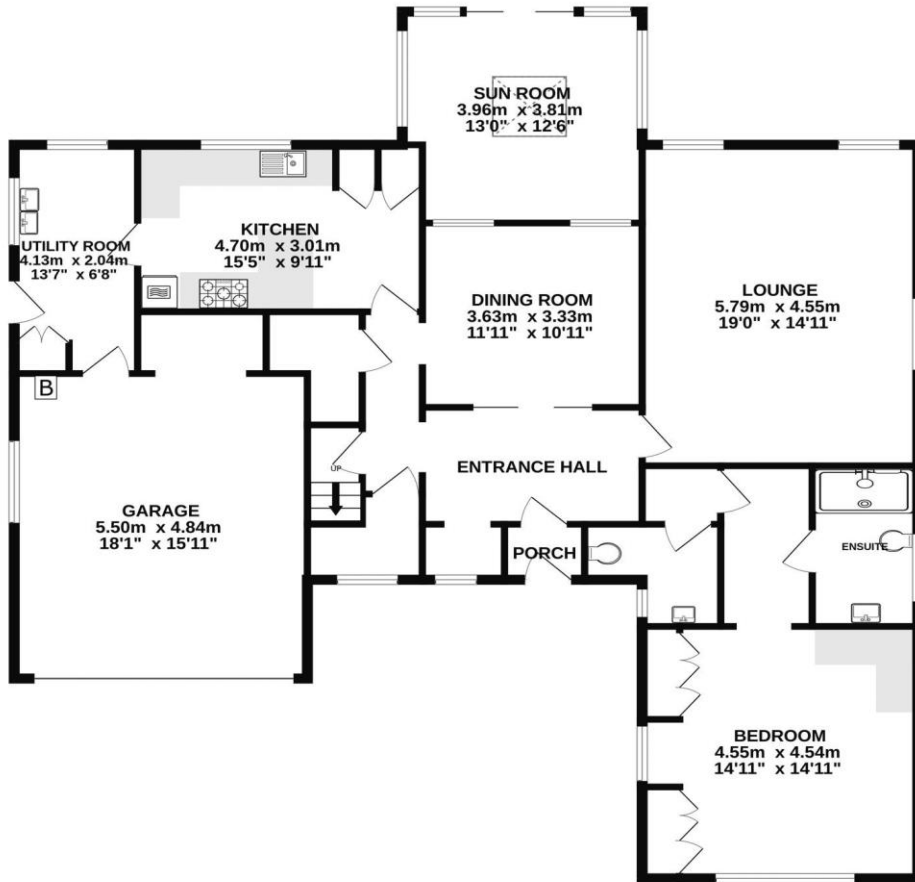
The first floor offers a family bathroom and a further two, double aspect large bedrooms with a fourth double bedroom which is accessed from bedroom 3. Some sea and coastal views across the bay are enjoyed from the first floor.

This compelling property is not just a home but a connection to a vibrant and convenient lifestyle. Within a 2-mile radius, families have access to highly-rated educational facilities such as Churston Ferrers Grammar School, Galmpton and Whiterock Primary Schools. Churston Golf Club and the picturesque coastline is within walking distance.

For commuting, the area is well served by the A380 providing swift connections to Exeter and the rest of Devon. Public transport is equally accommodating, with regular bus services and nearby train stations including Paignton Station, located just 3 miles from the property. In summary, this property offers an unmissable opportunity to create a dream family home in a prime semi-rural location, with excellent amenities, schooling, and transport links, all contributing to an exceptional living experience.



GROUND FLOOR
159.6 sq.m. (1718 sq.ft.) approx.



1ST FLOOR
97.0 sq.m. (1044 sq.ft.) approx.



TOTAL FLOOR AREA : 256.7 sq.m. (2763 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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To view this property call Eric Lloyd & Co on **01803 844466**



COUNCIL TAX BAND: G

ENERGY PERFORMANCE: D

The property is on all mains services.

The Ofcom website indicates that standard and superfast broadband are available. Please check with your mobile provider for mobile coverage in the area.

VIEWING ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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