



2 Brakeridge Close, Churston Ferrers, Brixham, TQ5 0JU

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A well-presented, incredibly spacious property situated in the highly sought after area of Churston Ferrers. Welcome to this exquisite 5-bedroom detached home nestled within the idyllic rural setting of Churston Ferrers. Boasting a sprawling 350 sq. metres of immaculate accommodation, this property offers unparalleled space and comfort all located in the sought after setting of Brakeridge Close, neighbouring Churston Golf Course.

Upon entering, you are greeted by an impressive in and out driveway, leading to an integral double garage, equipped with a remote controlled door.

Entering through the front door takes you to a spacious entrance hallway leading to the family room, centered around a cozy central gas fire with panoramic views of the garden.

The ground floor features an elegant bedroom complete with built-in wardrobes and a private en-suite, adding convenience and flexibility to the living arrangements. At the heart of the home, is a modern kitchen/dining room, fitted with top-tier AEG and Neff integrated appliances, complemented by a walk-in pantry, as well as separate utility room and a luminous sunroom off the dining area giving direct access to a delightful outdoor patio, presenting the perfect space for entertaining or simply unwinding in the serene surroundings, inviting alfresco dining and leisurely afternoons.

Adding to this are the two ground floor home office spaces, one of which would lend itself well to a second reception room if required.

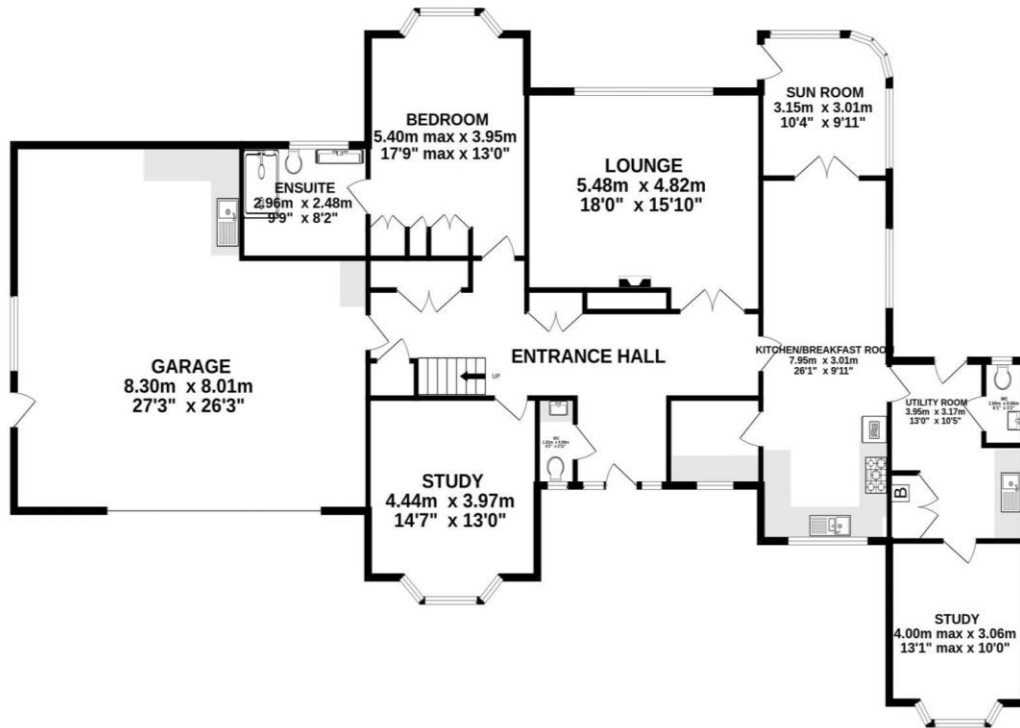
Each additional bedroom exudes comfort and style, the majority offering generous built-in wardrobes. The second and third bedrooms also benefit from on-suite bathrooms, ensuring luxury and privacy for every family member or guest.

Stepping outside, you will be enchanted by the meticulously landscaped gardens adorned with timber raised beds, a top-of-the-range Rhino greenhouse, a charming garden potting shed, and a tranquil wildlife pond.

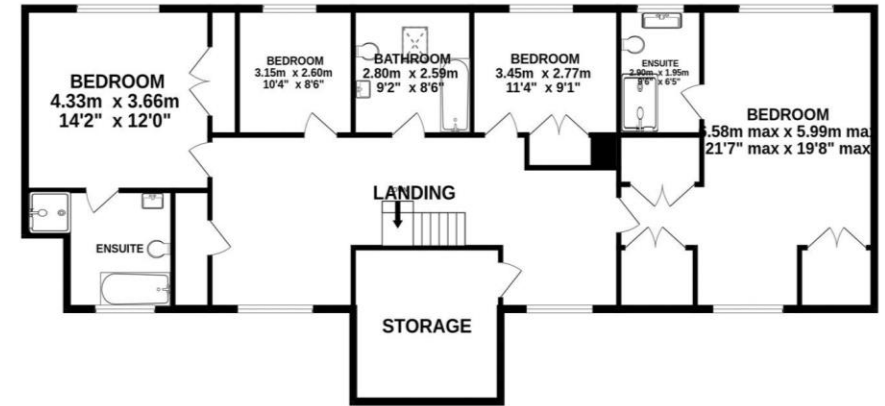
Most notably is the neighbouring Churston Golf Course. The scenic coastline is within walking distance with Bodsands Beach and Elberry Cove both within walking distance. For family living there are the close by schools of Galmpton C of E Primary and Churston Ferrers Grammar School.



GROUND FLOOR
218.0 sq.m. (2347 sq.ft.) approx.



1ST FLOOR
136.0 sq.m. (1464 sq.ft.) approx.



TOTAL FLOOR AREA : 354.0 sq.m. (3811 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**



ENERGY RATING: D COUNCIL TAX BAND: F

The property is connected to mains services.

The Ofcom website indicates that broadband and mobile phone reception is available.

VIEWINGS 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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