

Bascombe Road, Churston Ferrers, Brixham, TQ5 0JX.



Orchard House is an imposing **DETACHED RESIDENCE** set in a quiet private lane which is located between Bascombe Road and Bodsands Road, a superb location, with easy access to local shops and bus service and highly regarded schools yet within easy reach of beautiful walks, the coastal footpath and Bodsands Beach. The bustling fishing port of Brixham and seaside town of Paignton are approximately three miles away.

Set in lovely mature gardens of approximately an acre, Orchard House **enjoys superb views across to the 'Brunel' steam railway viaduct and sea beyond**, the well presented accommodation briefly offers three reception rooms, kitchen/breakfast room and utility along with five bedrooms (one ground floor) and two bath/shower rooms. Outside a carriage driveway leads to further parking and detached double and single garages. The gardens as mentioned surround the house and still enjoy the lovely outlook and views.

An outline planning application has been granted for a detached dwelling in the gardens of Orchard House, please see Torbay planning portal P/2017/0453.

£795,000 Freehold

ENTRANCE HALL, Tiled floor. Radiator. Double glazed window. Under stairs cupboard.

GROUND FLOOR SHOWER ROOM/W.C. Comprising large tiled shower enclosure with glass entry door and side screen, fitted over head and hand held shower attachment. Close coupled W.C. Corner wall mounted washbasin with tiled surrounds and fitted mirror. Heated towel rail. Tiled floor. Double glazed window. Recess with display shelving.

RECEPTION ROOM/GROUND FLOOR BEDROOM 5, 15' 3" x 11' 2" (4.64m x 3.40m) approx. Double glazed bay window with fitted plantation blinds and curved radiator. Parquet floor. Further double glazed window and door opening to a large covered verandah and enjoying an outlook over the garden to Brunels steam railway viaduct with the sea beyond.

DINING ROOM, 14' 7" x 12' 0" (4.44m x 3.65m)
A lovely formal dining room again enjoying garden viaduct and sea views. Double glazed sliding patio doors opening to the verandah. Feature fireplace.

LIVING ROOM, 17' 11" x 14' 7" (5.46m x 4.44m)
A super living room. Two double glazed windows and door opening to verandah enjoying garden, sea and viaduct views. Tiled fireplace and hearth with fitted living flame gas fire. Radiator.

KITCHEN, 12' 8" x 10' 0" (3.86m x 3.05m)
Lovely fitted kitchen comprising excellent range of cream faced wall and base units, wood working surfaces and inset 1 +1/4 bowl stainless steel sink and drainer. Feature recess with floor standing 'Ideal Mexico' boiler and display shelving to both sides. Mosaic tiled surrounds. Stripped wood floor. Double glazed window. Archway to...

BREAKFAST ROOM, 10' 5" x 8' 6" (3.17m x 2.59m)
Matching display cabinet to kitchen units. Radiator. Tiled floor. Two double glazed windows. Stable type door to...

UTILITY & W.C 10' 11" x 6' 7" (3.32m x 2.01m) approx.
Double glazed window and door to garden. Plumbing/space for washing machine and ample room for further white goods.
SEPARATE W.C.

FIRST FLOOR

Half landing with double glazed window and door to...

BEDROOM 4, 10' 6" x 9' 6" (3.20m x 2.89m)
Dual aspect room the rear window enjoying super views across the garden to the Brunel Viaduct and sea beyond. Corner vanity cupboard with inset washbasin. Radiator.

LANDING, Radiator. Large loft access hatch with pull down fixed ladder to large loft space. Airing cupboard housing factory lagged hot water cylinder.

MASTER BEDROOM, 14' 11" x 14' 7" (4.54m x 4.44m)
Three double glazed windows the rear two having superb views as mentioned over the Brunel Viaduct to the sea beyond. Full length fitted wardrobes to one wall with ample hanging space and various shelving, concealed within the wardrobes is a dressing table area with table top wash basin and mixer tap with fitted mirror shaver point and light.

BEDROOM 2, 15' 10" x 11' 0" (4.82m x 3.35m)
Double glazed window with the views as mentioned to rear. Vanity cupboard with inset washbasin. Radiator.

BEDROOM 3, 11' 10" x 10' 0" (3.60m x 3.05m)
Double glazed window. Radiator. Vanity cupboard with inset washbasin.

BATHROOM. Comprising white roll top freestanding bath with central mixer tap. Pedestal wash basin and bidet. Shower enclosure with fitted overhead shower and hand held attachment. Tiled walls. Heated towel rail. Stripped wood floor. Double glazed window.

SEPARATE W.C. White low level W.C. Double glazed window. Stripped wood floor.

OUTSIDE: Carriage driveway and ample further hard standing for parking.

DOUBLE GARAGE, 17' 11" x 16' 11" (5.46m x 5.15m)
Pre-cast 'Compton' garage with electric up and over door. Light and power points. Inspection pit.

SINGLE GARAGE, 17' 7" x 9' 2" (5.36m x 2.79m)
A generous single garage with up and over door power and light.

GARDENS Large mature gardens surrounding Orchard House mainly laid to lawn with an array of specimen trees, mature shrubs and plants too numerous to mention. The lovely views and outlook are still enjoyed from the garden and verandah/patio to the rear of the house. Kitchen garden area and greenhouse. Garden shed.

NOTE: An outline planning application has been granted for a detached dwelling to be built in a section of the garden with driveway access as seen on the aerial photograph marked in red. Please see Torbay Council planning portal application number P/2017/0453 for more information.

ENERGY RATING E
COUNCIL TAX BAND G (Review pending)

LAYOUT GUIDE ONLY – NOT TO SCALE

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.

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