



Badgers Run



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Broadsands, Devon, TQ4 6HH

Brixham 2.5 miles Dartmouth 5.5 miles Torquay Marina 5.5 miles

This extensively renovated and imposing five bedroom detached family home with an immaculate south-facing garden is idyllically located just moments from Broadsands Beach and Elberry Cove, designed with a delicate balance of traditional yet contemporary elegance.

- Detached Five-Bedroom Family Home
- Living Room with Sea & Countryside Views
- Manicured Garden with Deck, Patio, & Lawn
- Large Driveway and Garage
- Utility Space and Boot Room
- Perfect for Multi-Generational Living
- Three Bathrooms
- Balcony with views over Tor Bay
- Freehold
- Council Tax Band D

Guide Price £1,100,000

SITUATION

Set between Torquay and Brixham in the sheltered and beautiful waters of Torbay, Broadsands is a hidden gem in the heart of the English Riviera. This area gained its reputation as a place to see and be seen during the days of Queen Victoria when it was compared to the French and Italian Rivas due to its sunny climate, breathtaking coastal views and long, safe sandy beaches. Broadsands Beach has also been awarded Blue Flag status. The South West Coastal Path sits on the doorstep, as well as easy access to woodland walks through to the prestigious Churston Golf Course and Elberry Cove shingle beach, home to the remains of Lord Churston's bathhouse, a romantic 18th century ruin.

Broadsands is conveniently located near the amenities of Churston Broadway, within equal distance of the lively towns of Paignton and Brixham, both of which have all the local amenities one would expect including shops, restaurants, theatres and bars.

OUTSIDE

Elegant grey cladding and a contemporary red door with outside lighting affixed to the columns at either side of the front door create a wonderful first impression of this detached home. At the bottom of the drive is a single garage with up and over door as well as a side entrance door, and a parking space to the right. A white walled walkway with paved steps and a low-maintenance mature shrub border leads up from the garage to the front door of the house. A substantial driveway with space for at least five cars fronts the property, planted to the sides with tropical shrubs, hedge and holly tree.

To the rear of the home- accessible around either side of the property through secure gates or through the kitchen diner- is a substantial and private south-facing level garden mostly laid to lawn with a patio immediately outside of the kitchen/diner creating an ideal space for al fresco dining. To the rear of the garden is a newly installed and sizeable raised deck with custom-made planters bordering, a green wooden shed, space for large garden furniture, and room for a barbecue. In addition to the impressive garden, there is a frameless glass-balustraded contemporary balcony through French doors from the living room with space for table and chairs to make the most of the fantastic sea views over Broadsands to Torquay, benefiting from morning and evening sun.



ACCOMMODATION

This imposing family home just moments from Broadsands Beach has been generously and thoughtfully re built to exacting standards. When you step through the front door you are welcomed by low-maintenance Victorian-style floor tiles which serve to create an entrance porch leading to a wide hallway with ample space for cloaks storage and a large console table if desired. The flooring transitions to natural oak engineered wood flooring, a neutral style which makes the space feel light and is carried on throughout the ground floor. To the rear of the home is a spacious L-shaped kitchen diner with space for sofa or snug, although both areas are well-defined spaces. You enter the dining room first, a neutrally decorated room with feature wallpaper to add a playful touch to the space. There is ample space for an eight-seater dining table plus a display cabinet on the rear wall, and an alcove which has been cleverly used to add more cabinet space with a granite work surface above making an ideal home bar area. Around the corner is a traditional yet sleek U-shaped kitchen with a central island, well-lit from the windows behind the sink and French double doors leading out to the south-facing garden. The kitchen comprises of grey shaker cabinets with granite work-surface above, an inset Belfast sink with mixer tap over and drainer inset to the worktops, space for a range cooker with Victorian-style tiled splashback and a bold fireplace surround over, integrated fridge, wine cooler and dishwasher, and a built-in breakfast bar with space for three bar stools. Additional storage can be found behind a louvre door which has been repurposed from the original bungalow, as well as through to an impressive pantry with multiple large shelves for storage. Beyond the pantry is a tiled utility room with a side entrance to the home making it usable as a boot room as well. The utility room comprises of a worktop with under counter storage, space for washing machine and tumble dryer, a sink with drainer, and a further wall-mounted cupboard. Two of the double bedrooms are located on the ground floor, both north-facing to keep them cool in summer with plentiful built-in storage and views over the verdant foliage across the road. The smaller of these two rooms could be well-used as a study space if required. These bedrooms have use of an accessible ground-floor shower room with chic tiles on the floor and around the walls of the double shower cubicle. The wash hand basin benefits from a matching tiled splashback, and the Victorian-esque WC is complimented by a cast iron-style radiator with chrome heated towel rail attached. Frosted windows in the shower room allow for proper ventilation while a mirrored wall-mounted cabinet provides useful storage. An elegant carpeted staircase with glass panels and a solid oak handrail leads up to a spacious and airy galleried landing. Luxurious carpet runs throughout the first floor. The sitting room is a cosy and inviting space with a balcony accessible through French doors and views over the fields of Broadsands often stocked with cows, as well as views over Tor Bay through lush greenery. Bedroom three is a generous double room with views out over the immaculate rear garden and built in storage with shelving. Bedroom four is a double room with space for a wardrobe within the recess on the rear-side wall, floral wallpaper on the rear wall, and floral frosted windows. On the opposite side of the hallway is a true gem of this home, a tremendous principal bedroom with shower room ensuite and substantial built-in wardrobes with central mirror, and shelving and hanging space inset. Upon entering the room, you are greeted by a stunning sea view and tiled fireplace with ornate surround, ample space for a Super King-sized bed, bedside tables, and dressing table if desired. The ensuite enjoys marble-style tiles, WC, sink set in to a large storage unit with wall-mounted mirror above, fully-tiled double width shower cubicle and rainfall showerhead above, cast iron-style radiator with heated chrome towel rail, and operational windows for ease of ventilation. Finally, a family bathroom is also located on this level, an elegant but contemporary space beautifully lit via the Velux window above the freestanding roll top bathtub. The flooring is a timeless black and white tiled floor, while a tiled shelf has also been created at the height of the bathtub. A Victorian-style WC, wash hand basin, and radiator with chrome heated towel rail all tie in beautifully with the mix of modern and traditional elegance throughout this home.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard Broadband supplied by Openreach available in the area. Mobile Network available is Three.

VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Torquay take the A379 road to Paignton. On reaching Paignton follow the seafront road and then re-join the A379 Dartmouth Road. Just as you approach the shops at Churston Broadway turn left onto Broadsands Road and follow the road and you will find the property on your right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2207 sq ft / 205 sq m
 Limited Use Area(s) = 164 sq ft / 15.2 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 2519 sq ft / 234 sq m
 For identification only - Not to scale

Ground Floor

First Floor

Balcony

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2023. Produced for Stags. REF: 999471



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	81
England & Wales		EU Directive 2002/91/EC	

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