



The Spinney



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Higher Alston Farm, Alston Lane, Churston, TQ5

Torquay 4 miles Dartmouth 6 miles (via ferry) Totnes 7 miles

The Spinney is an exceptional limestone barn conversion that effortlessly combines traditional charm with modern convenience. Featuring four spacious double bedrooms on the first floor and light-filled living areas adorned with exposed beams, this home offers both comfort and character in equal measure.

- Four Double Bedrooms (Ensuite to Master)
- Double Garage with Utility & Parking
- Spacious Well Presented Accommodation
- Close to Outstanding Schools
- Council Tax Band F
- Character Stone Built Barn Conversion
- Exposed Wooden Beams & Stone Walls
- Near South West Coast Path & Elberry Cove
- Large Rear Garden Backing onto Fields
- Freehold

Asking Price £750,000

SITUATION & DESCRIPTION

The Spinney is an exceptional limestone barn conversion that effortlessly combines traditional charm with modern convenience. Featuring four spacious double bedrooms on the first floor and light-filled living areas adorned with exposed beams, this home offers both comfort and character in equal measure. The beautifully landscaped garden, filled with mature plants and thoughtfully designed spaces, backing onto open fields creates a serene backdrop ideal for outdoor living. A double garage and ample parking ensure everyday convenience. Situated in a tranquil Conservation Area near the picturesque South West Coast Path, The Spinney offers a rare opportunity to enjoy countryside living in the desirable village location of Churston.

The historic village of Churston Ferrers is one of the most sought after areas in South Devon. Elberry Cove is a short walk from the property which adjoins the South West Coast Path. If you fancy a longer walk the lively fishing port of Brixham is approximately 2.5 miles away along the coast path. If golf is your thing then Churston Golf Course is literally on your doorstep. Tor Bay and the Dart Estuary offer all the water sports opportunities you could wish for, from paddle boarding to kite surfing, as well as having several of Devon's best deep water marinas.

Churston Grammar School and Galmpton C of E School are close by, together with comprehensive and private schools a short drive away. Communications further afield are excellent with the A380 dual carriageway leading to Exeter and the M5 motorway. A main line railway station at Paignton provides easy access to London Paddington together with a regional airport at Exeter.



ACCOMMODATION

The approach to The Spinney, is via a charming gravel and cobbled driveway which sets the tone, leading to the front entrance where two generous parking spaces and a double garage await. The garage has been cleverly updated to incorporate a contemporary utility and laundry room, adding both functionality and convenience. Stepping inside, you're welcomed by an airy, light-filled entrance where limestone flagstone flooring and thoughtful design touches create an immediate sense of warmth and comfort whilst maintaining its historical charm.

Inside, The Spinney showcases a harmonious blend of character and modern style. Original limestone walls and exposed timber beams highlight the building's heritage, while spacious, open-plan living areas cater perfectly to modern family life. The inviting living room, anchored by a warming wood-burning stove, flows effortlessly into a sleek, well-appointed kitchen. Just off the kitchen, a bright and versatile garden room offers an ideal setting for dining or relaxing, beautifully connecting the home to its landscaped surroundings.

Ascend the staircase to the first floor, where you'll find four generously sized double bedrooms, each offering delightful views over the garden and surrounding landscape. The master bedroom benefits from a stylish ensuite bathroom, while the remaining bedrooms share a sleek, contemporary family bathroom. Throughout the upper level, charming period features such as exposed limestone walls and original wooden beams continue the home's characterful appeal, creating a warm and inviting atmosphere in every room.

OUTSIDE

If your looking for space The Spinney's gardens are a true highlight, offering a beautifully landscaped garden arranged in a mix of terraces and rolling lawns. A gently winding path weaves through the grounds, revealing peaceful corners perfect for quiet reflection or soaking up the serene surroundings. The garden is rich with mature shrubs, vibrant borders, and an array of established trees, including rowan, chestnut, and a graceful weeping willow all backing onto open fields to the rear allowing for wonderful rural views. Just outside the house, a paved seating area provides an idyllic setting for alfresco dining or enjoying the calming views of this picturesque haven.

SERVICES

Mains electricity and Water. Private drainage. Oil fired central heating and hot water.

Standard broadband available in the area with Openreach, Mobile coverage limited with Three, Vodafone, EE and O2

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the junction of Brixham Road (A3022) and Dartmouth Road (A379) after Breadsands Post Office, follow the road towards Brixham. Continue along Brixham road taking the third turning on your right hand side into Kennels Road and first right into Alston Lane where you will find the property on your right hand side at the head of the courtyard which is Higher Alston Farm.



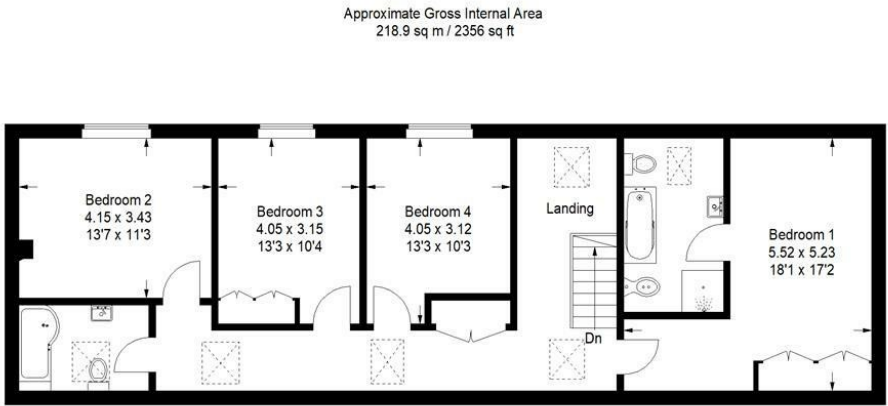
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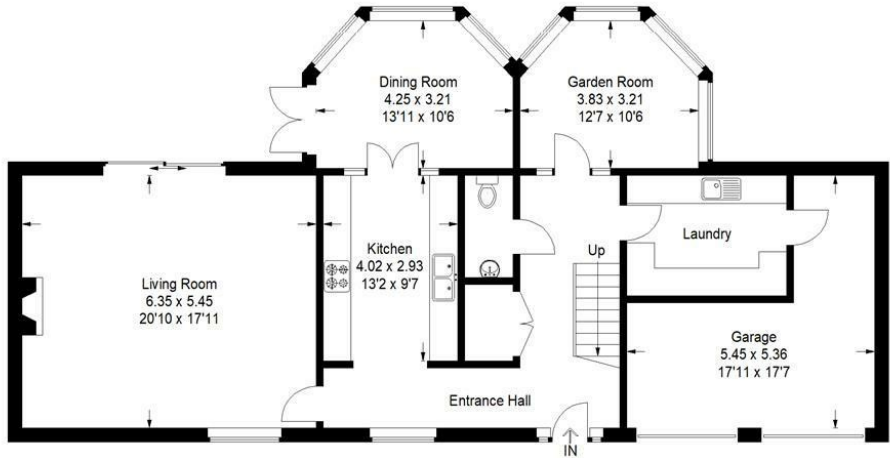
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

6 Vaughan Parade, Torquay, TQ2 5EG

torquay@stags.co.uk
01803 200160



First Floor



Ground Floor

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