



**Myrtle Cottage**

RENDELLS

# Myrtle Cottage

Churston Road, Churston Ferrers, Devon, TQ5 0HU

This exceptional detached cottage comes to the market for the first time in over thirty years of ownership. Representing the pinnacle of refined South Devon living, the property beautifully balances preserved period character with thoughtfully curated contemporary finishes throughout. Occupying a generous and mature plot, the home unfolds across an elegant arrangement of interiors, including three substantial reception rooms, a bespoke kitchen and dining space, utility room, five impeccably proportioned bedrooms, and a beautifully appointed family bathroom.

Externally, the property is equally impressive, with landscaped gardens, patio terraces designed for entertaining, and a detached double garage completing the offering. Rich in charm, scale and sophistication, this is a rare and distinguished home of remarkable quality.

- Grade II Listed Detached Cottage
- Five Well-Proportioned Bedrooms
- Three Elegant Reception Rooms
- Character-Rich Inglenook Fireplace
- Open-Plan Kitchen & Dining Space
- Landscaped Gardens w/ Ornamental Pond
- Private Patio Terraces for Entertaining
- Extensive Driveway w/ Turning Bay
- Detached Double Garage w/ Inspection Pit

## Guide Price £950,000

Brixham Harbour 1.9 miles approx., Dartmouth (via Ferry at Kingswear) 5.8 miles approx., Paignton Town Centre 4 miles approx., Torquay 7.3 miles approx., Exeter (28.2 miles approx.). Nearest Train Station Paignton (journey time 2 hours and 50 minutes to London).

### Situation

Set within the highly sought-after coastal village of Churston Ferrers, Myrtle Cottage occupies an enviable position along Churston Road, moments from the sweeping South Devon coastline and the charming harbour town of Brixham.

Characterised by historic architecture, rolling countryside and immediate proximity to the sea, Churston Ferrers is regarded as one of the English Riviera's most desirable residential enclaves, balancing a distinctly rural atmosphere with excellent connectivity to nearby coastal towns. The area is renowned for its network of woodland walks, secluded coves and direct access to the South West Coast



Path, while nearby beaches, including Broadsands and Elberry Cove, provide an exceptional coastal setting.

The village itself retains a timeless quality, with a rich heritage dating back to the Domesday Book, centred around the historic parish church and surrounding period homes. Nearby amenities include highly regarded schooling, the celebrated Paignton & Dartmouth Steam Railway, independent cafés, marinas and a collection of acclaimed seafood restaurants along Brixham's picturesque waterfront.

Combining coastal beauty with a deeply established sense of place, Myrtle Cottage enjoys a setting that is both peaceful and exceptionally well connected — offering an increasingly rare opportunity to experience refined South Devon living.

## Accommodation

### Entrance Vestibule

Upon entering the residence, you are welcomed into an entrance vestibule that immediately sets the tone for the cottage's inherent character and charm.

### Hallway

Providing access to all principal rooms, the spacious hallway features original stone flooring, an understairs storage cupboard, a traditional larder and staircase rising to the first floor.

### Formal Sitting Room

A generously proportioned reception room centred around a striking inglenook fireplace set within an elegant stone surround with timber mantle. This inviting space is carpeted throughout and offers an exceptional setting for both relaxation and entertaining.

### Formal Dining Room

Positioned parallel to the sitting room, this well-proportioned space provides an elegant setting for formal dining and social occasions. Featuring a cast iron fireplace surround with the potential to reinstate an open fire, the room also benefits from alcove detailing and a decorative mantle. Carpeted throughout, the room retains an abundance of period charm.

### Open-Plan Dining/Kitchen Area

Occupying the full width of the rear elevation, this superb open-plan space seamlessly combines the kitchen and informal dining areas. Character features include original hand-set vertical river stone flooring, subtly defining the two spaces and leading through to the rear entrance.

The informal dining area showcases an original feature range cooker, believed to date back to the property's early years, complemented beautifully by the traditional stone flooring.

The kitchen itself is finished to a high standard in a timeless barn-style design, incorporating quality materials, extensive cabinetry, generous work surfaces, a range cooker, stainless steel sink with mixer tap, and under-counter space for a dishwasher.



Both the kitchen and dining area enjoy rear-aspect windows overlooking the landscaped gardens and patio terraces, allowing natural light to flood the space.

### Utility Room

Conveniently positioned off the kitchen, the utility room offers practical cabinetry, a sink and space for a large fridge-freezer. The room also incorporates a downstairs W.C., a rare and valuable addition within a home of such historic provenance.

### Courtyard Reception Room

A beautifully intimate and versatile snug, ideal for relaxed living. Doors open directly onto the private patio, creating a seamless connection between the indoor and outdoor spaces. Exposed timber beams, pendant lighting and bespoke shelving further enhance the warmth and character of the room.

### Principal Bedroom

Positioned to the front of the property, the principal bedroom benefits from dual-aspect windows, fitted wardrobes finished in exposed timber and carpeted flooring throughout. Filled with natural light, the room offers a calm and inviting retreat.

### Bedroom Two

Also located at the front of the property, bedroom two is of a good size and benefits from built-in wardrobes, alcove detailing, carpeted flooring and a front-aspect window.

### Bedrooms Three & Four

Both positioned to the rear of the property, these bedrooms provide ideal accommodation for family members or guests. Each room benefits from recessed spaces suitable for freestanding wardrobes, carpeted flooring and rear-aspect windows.

### Bedroom Five

Currently utilised as a home office, bedroom five is located to the front of the property and offers excellent versatility, equally suited as a nursery or single bedroom. The room benefits from a pleasant front aspect.

### Bathroom

Beautifully finished in a timeless heritage style, the family bathroom comprises a W.C., pedestal wash basin, bath with overhead shower and glass screen. Finished with exposed oak flooring, ceramic sanitaryware and two-tone walls with timber panelling below and neutral wallpaper above, the room also benefits from a rear-aspect window allowing for excellent natural light.

## The Grounds

### Gardens & Patio Terrace

The property benefits from substantial and beautifully landscaped gardens enclosed by traditional stone walls. A meandering pathway leads along the side of the garden, providing access to the rear of the garage.

The grounds feature a large ornamental pond with a flowing waterfall, charming bridge crossing and a secluded seating area, perfectly positioned for enjoying a morning coffee. The expansive lawn provides an excellent setting for family





living and outdoor entertaining, while additional garden areas accommodate a greenhouse, wood store and a three-stage composting area. Mature shrubs and established trees create a wonderfully private and tranquil environment throughout.

The patio terrace offers a true sense of seclusion, framed by stone walls that provide privacy while still allowing the space to enjoy sunshine throughout the day. Finished in the same distinctive vertical river stone flooring found within the property, the terrace creates a superb setting for al fresco dining and entertaining. Accessible directly from both the kitchen and courtyard reception room, the space perfectly complements modern indoor-outdoor living. A further access door leads conveniently into the utility room.

### **Garage & Driveway**

The driveway is accessed through twin timber gates, opening onto an extensive parking area with ample space for multiple vehicles or a large camper van. The driveway continues towards the substantial detached double garage.

Exceptionally spacious in scale, the garage offers accommodation for up to three or four vehicles and further benefits from an inspection pit, ideal for automotive enthusiasts. Arranged in a workshop-style layout, the space also benefits from electricity, generous eaves storage and large barn-style doors providing excellent access for larger vehicles.

### **Agent Notes**

The property is Grade II listed and situated within the sought-after Churston Ferrers Conservation Area, designated to preserve and protect the charm and heritage of this traditional English village setting.

**Council Tax** Band D.

**Energy Performance Certificate** Energy rating D.

**Tenure** Freehold.

### **Services**

Mains Water, Mains Electric, Mains Gas, Mains Drainage.

### **Local Authority**

Torbay Borough Council, Town Hall, Castle Circus, Torquay TQ1 3DR.

### **Viewing Arrangements**

By telephone appointment through Rendells Totnes Estate Agents. Tel: 01803 863888.

### **Directions**

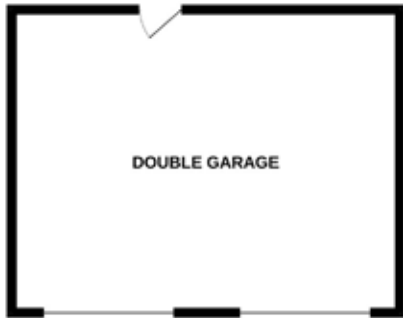
Start at Brixham Harbour. Take the A3022 (New Road / Berry Head Road direction out of Brixham) heading towards Paignton. Continue on this road for about 2 miles, following signs for Paignton/ Churston. You will pass Elberry Cove turn-off and then approach Churston Ferrers village. As you enter Churston Ferrers, look for Churston Road (just off the main A3022). Turn onto Churston Road — Myrtle Cottage is located along this road in the village area (TQ5 0HU).

**What3words** ///

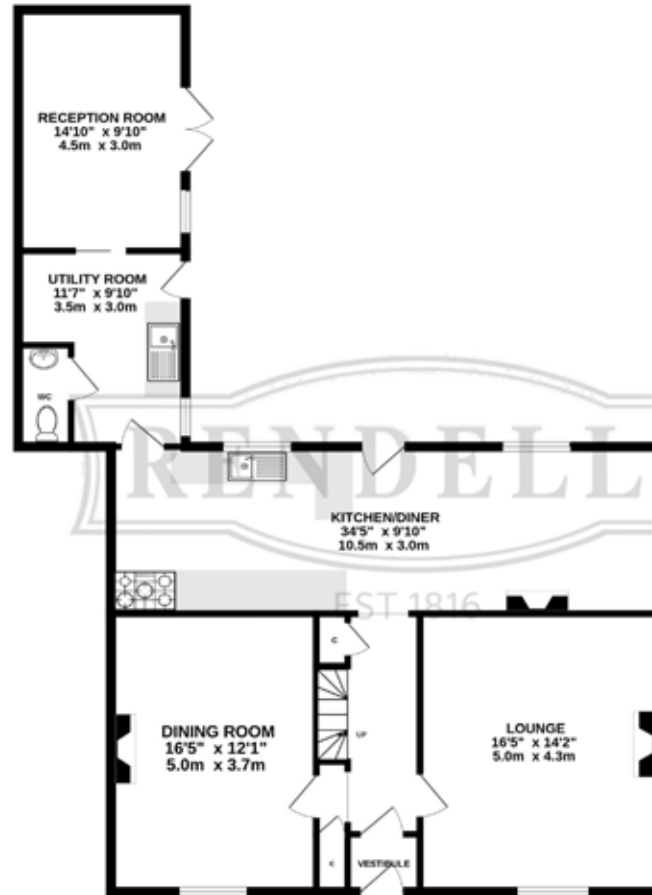




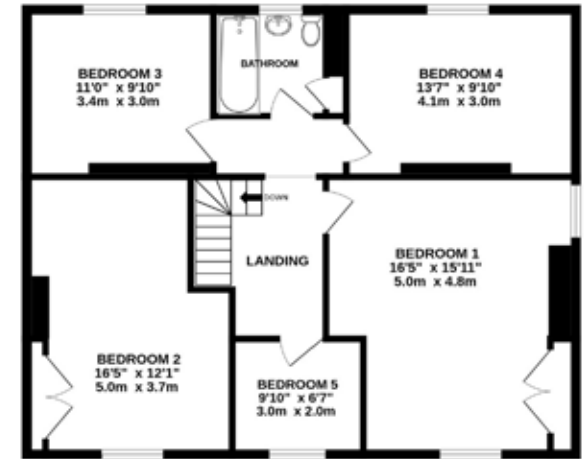
DOUBLE GARAGE



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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