

Eric Lloyd & Co.
FOR SALE
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ericlloyd.co.uk

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Ferrers Meadow Churston Road, Churston,
Brixham. TQ5 0HW

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£489,999 Freehold



Set within a semi-rural position bordering the outskirts of Brixham, 2 Ferrers Meadow on Churston Road offers a delightful **THREE BEDROOM** cottage-style home with a village feel, despite being conveniently close to local amenities, bus service and the picturesque coastline and beaches.

Constructed circa 2011, the property is deceptively spacious at first glance and combines charming character with modern design and high-quality finishes throughout. The house is approached through attractively landscaped front gardens which enhance its welcoming, cottage-inspired appearance. To the rear of the property there is the significant benefit of a **DOUBLE GARAGE** and additional parking, providing excellent practicality without compromising the peaceful setting.

Intrnally a welcoming ground floor hallway, which provides access to a cloakroom with W.C., ideal for guests and everyday practicality. Doors lead into the impressive fitted kitchen, which is finished to a high standard with cream units complemented by striking black granite work surfaces. An undermounted Belfast sink adds character, while a range-style cooker creates a focal point for those who enjoy cooking and entertaining. Integral appliances include a washing machine and dishwasher, ensuring a clean and streamlined look. A central island provides additional workspace and informal seating, perfect for casual dining. Wooden flooring runs throughout the kitchen and benefits from underfloor heating, adding warmth and comfort.

The kitchen opens seamlessly into the lounge and dining area, forming a superb open-plan living space. Underfloor heating continues throughout, enhancing the sense of quality and cohesion. The lounge area features a fitted log burner, creating a cosy focal point for cooler evenings, while two roof windows allow natural light to flood the room. Bi-folding doors open fully onto the rear seating terrace, creating a wonderful connection between indoor and outdoor living and making the space ideal for entertaining during warmer months.

The first floor offers three well-proportioned bedrooms. Two bedrooms benefit from fitted wardrobes providing ample storage, the principal bedroom enjoys the added luxury of an en suite shower room. A well-appointed family bathroom serves the remaining bedrooms and is fitted with a modern white suite, including a bath, vanity unit with inset washbasin, and a concealed-flush WC.

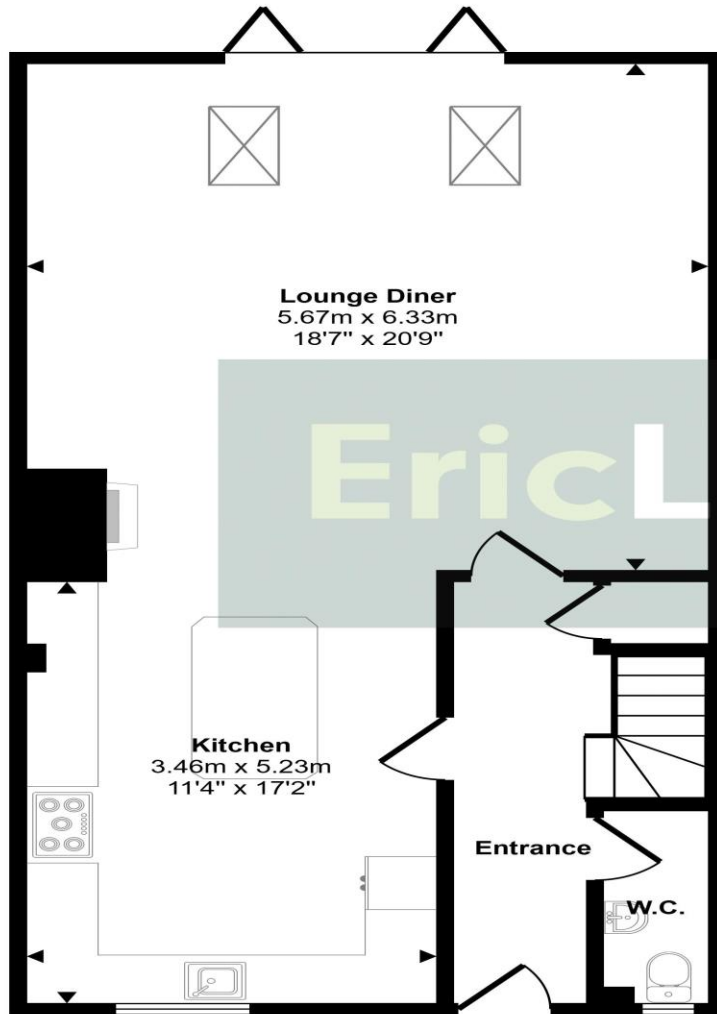
Outside, the gardens have been thoughtfully landscaped to complement the property's style and setting. The rear garden features a covered seating area directly adjacent to the house, accessible from the lounge, offering a sheltered space for outdoor dining and relaxation.

Steps lead up to a generous landscaped garden with shaped flowerbeds and well-established shrubs, creating both interest and privacy. A gate provides direct access to the rear parking area and double garage with 'sedum' roof, completing the practical layout.

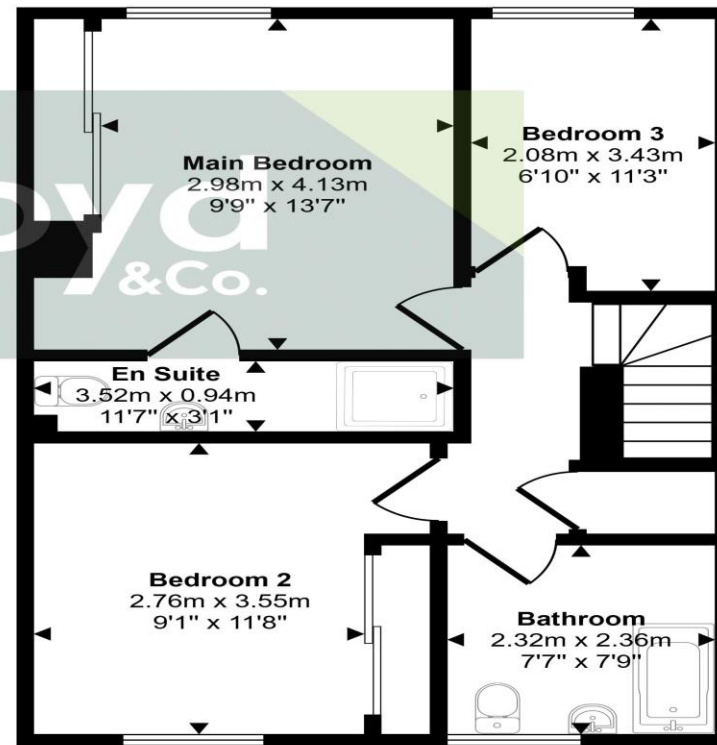
Combining countryside charm, contemporary living, and excellent outdoor space, 2 Ferrers Meadow offers a rare opportunity to enjoy a semi-rural lifestyle with easy access to the amenities and attractions of the surrounding area.



Approx Gross Internal Area
119 sq m / 1282 sq ft



Ground Floor
Approx 67 sq m / 724 sq ft



First Floor
Approx 52 sq m / 558 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that ultrafast broadband is available and that mobile performance shows: VODAPHONE 81% / THREE 78% /EE 77% /o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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