



Alston Lane, Churston, Brixham, TQ5 0HT



£695,000 Freehold



Tucked away in a peaceful semi-rural setting, The Spinney is a truly stunning barn conversion that perfectly combines rustic character with modern comfort. Surrounded by countryside, this exceptional home enjoys a wonderful sense of tranquillity while remaining just a short drive from both Brixham and Paignton town centres, the picturesque village of Kingswear, and the historic maritime town of Dartmouth.

Set along the leafy and highly regarded Alston Lane, The Spinney offers a rare opportunity to enjoy country living without compromise. Beautiful countryside walks are found directly from the doorstep, and the property sits within easy reach of excellent local amenities, including a highly regarded pre-school and primary school in nearby Galampton, Churston grammar school, local shops, and convenient road links throughout Torbay and South Devon.

The property has been thoughtfully converted to create a warm and inviting home that retains many of its original features, including part exposed beams, stone walls, and vaulted ceilings that reflect its heritage. The accommodation is bright, spacious, and well presented throughout, offering a blend of period charm and contemporary styling.

A comfortable lounge centres around a feature fireplace with log burner, ideal for cosy evenings, while windows to the front and patio doors that open to the rear terrace and garden allow natural light to flood in, connecting the interior seamlessly with the surrounding countryside. The dining area to the rear provides ample space for entertaining, while the kitchen has been tastefully fitted with quality units, work surfaces, and modern appliances, creating a stylish yet functional space for family living. A contemporary laundry room/utility has been created in part of the original garage space adding both functionality and convenience, a further garden room off the entrance hall is an ideal space for home office or further sitting room.

From the inviting entrance hall, a staircase rises up to the first floors galleried landing, the four bedrooms are generously sized, each offering unique character, with countryside views that enhance the sense of peace and privacy. The principal bedroom has an en suite bathroom/w.c. and fitted wardrobes, whilst the contemporary family bathroom serves the remaining bedrooms.

Throughout the home, attention to detail is evident — from the beautiful wood finishes to the use of natural materials that complement the rural setting.

Outside, The Spinney enjoys well-tended, large gardens and outdoor seating areas that take full advantage of the tranquil surroundings. The landscaped seating areas adjacent to the property provide plenty of space for relaxation, al fresco dining, or simply appreciating the idyllic setting. Whilst the large lawned garden rises up to open countryside beyond.

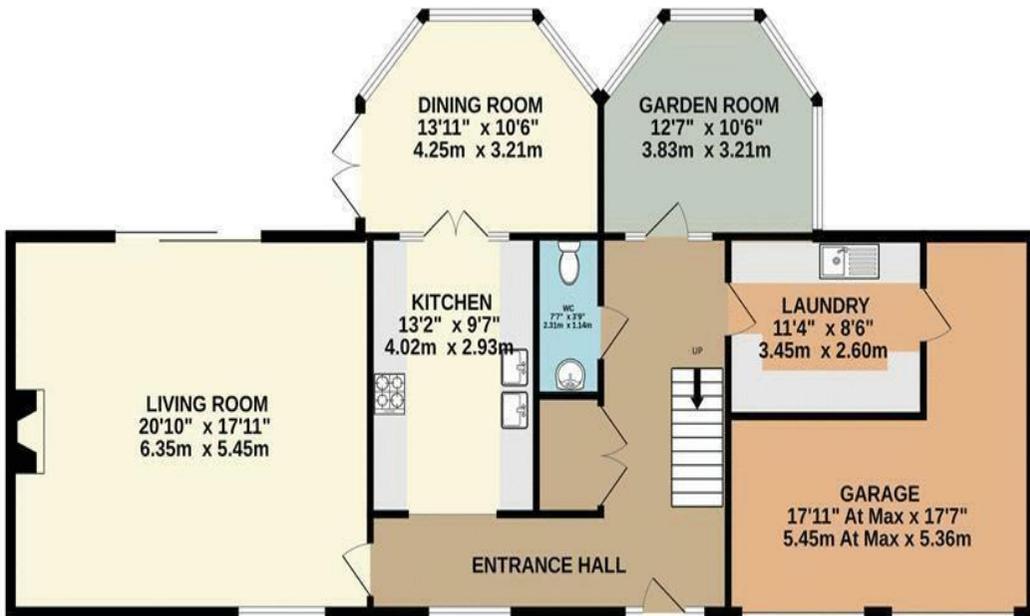
Garage storage adds practicality to this already impressive home.

Despite its secluded position, the property is ideally placed for convenient access to nearby amenities. Both Brixham and Paignton are approximately equidistant, offering excellent shopping, leisure, and transport facilities, while the river Dart, coastal paths, and beaches are all within easy reach. The ferry from Kingswear to Dartmouth offers easy access to one of Devon's most sought-after destinations, with its boutique shops, waterside restaurants, and vibrant harbour atmosphere.

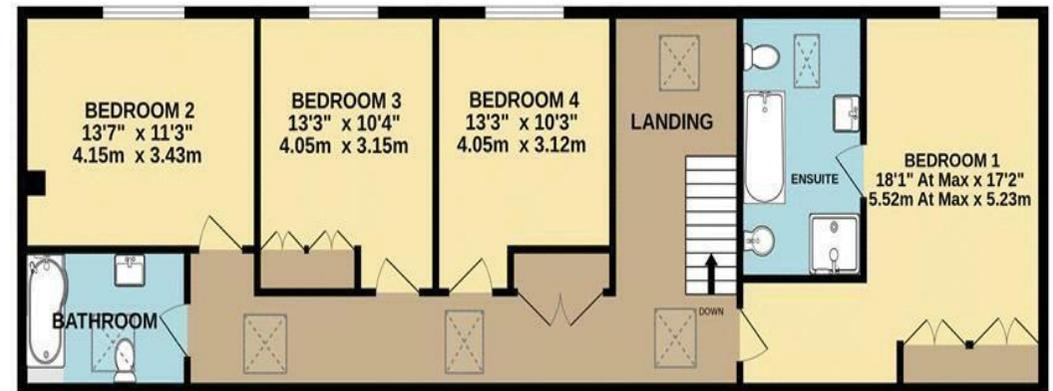
The Spinney offers a rare combination of character, comfort, and convenience — a home that captures the essence of country living while keeping modern life close at hand. Perfect as a main residence or a tranquil retreat, this remarkable barn conversion truly epitomises South Devon charm.



GROUND FLOOR
1300 sq.ft. (120.8 sq.m.) approx.



1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 2356 sq.ft. (218.9 sq.m.) approx.

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.

Made with Metropix ©2024



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: F

AGENTS NOTES: Mains electricity and water. Private drainage (shared with four properties). Oil fired central heating and hot water. Standard broadband available with open reach. Mobile coverage limited with Three, Vodaphone EE and O2

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.