

SUMMARY

Unique Five-bedroom Detached House | Tranquil Residential Setting | Luxurious Heated Swimming Pool | Landscaped Gardens | Two Sitting Rooms, a Conservatory & Open Plan Kitchen/Dining Area | Potential for Conversion into Two Independent Accommodations | Double Garage & Parking for 5 Vehicles

Visit our website for the current price:
www.danielhobbin.uk/P-RS0152/

Address:	Warborough Road, Churston Ferrers, Brixham, TQ5 0JY
Property type:	Detached House
Tenure:	Freehold
Council tax band:	F
EPC:	D
Bedrooms:	5
Bathrooms:	3
Receptions:	3
Parking:	✔
Garden:	✔













DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

Open your camera & scan

DESCRIPTION

Nestled away in the idyllic and coveted Churston area lies this magnificent five-bedroom detached house. As you approach the property, you will be struck by its tranquil and secluded setting, surrounded by lush, verdant trees on a spacious and level plot.

The property offers a luxurious and peaceful lifestyle, with its spacious gardens being a true oasis of calm. During those long summer days, you can relax in the serene surroundings of your private, level, and enclosed rear garden that is complete with a luxurious heated swimming pool and paved patio.

As soon as you enter the house, you will be impressed by the amount of space available. On the ground floor there are three reception rooms, including two sitting rooms and a conservatory. These rooms are connected to the rear garden, creating an ideal combination of indoor and outdoor living. Moreover, the ground floor offers a spacious kitchen and dining area, a separate utility room, a study, and a conveniently located cloakroom off the entrance hallway.

The first floor is equally impressive, offering four double bedrooms and a single bedroom. The master bedroom is particularly noteworthy, boasting a contemporary en-suite shower room. Furthermore, the first floor is equipped with a separate shower room and a bathroom, ensuring that all the family and guests are catered for.

With two staircases leading to the first floor, the property presents an opportunity for the new owners to create a self-contained annex if they so desire.

This is a unique opportunity to acquire a property in a highly desirable location that offers a spacious and versatile living space, as well as a beautifully landscaped garden and excellent transportation connections. To fully appreciate the true quality and lifestyle opportunity on offer, it is highly recommended that you arrange an early viewing.

This property's prime location is perfect for outdoor enthusiasts. Broadsands Beach, located nearby, provides a diverse range of water-based recreational activities. In close proximity, both Elberry Cove and Churston Cove offer plentiful opportunities for outdoor exploration. Similarly, you can practice your tennis skills at Churston Tennis Courts or perfect your swing at Churston Golf Course. Both are located within walking distance of the property.

There are highly regarded grammar schools and primary schools nearby, as well as several independent shops in the nearby village of Galmpton. Additionally, Broadsands Post Office, a convenience store, café, and Churston Library are all within easy walking distance.

Council Tax Band: F (Torbay Council)
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

Entrance: A composite entrance door with vertical opaque double glazing on either side sets the tone for the property's elegance. Upon entering, you will be greeted by a spacious hallway with slate flooring. There are two double-glazed windows in the hallway that provide ample natural lighting in the hallway.

There is a sitting room and a study on the right side of the hallway. In addition, there is a secondary staircase to the first floor and a spacious walk-in wardrobe/storage cupboard in this area. From the main entrance the hallway opens up into an inner hallway with parquet flooring. There is a main staircase leading to the first floor as well as understairs storage. Located in the inner hallway are doors leading to the cloakroom, the sitting room, the kitchen, and a storage cupboard.

Kitchen: A modern and stylish kitchen, featuring a range of neutral shaker style kitchen units complemented by a worktop and tiled splashback. The cabinetry extends out to one side, creating a seamless open-plan separation between the dining area and the breakfast bar. The open-plan kitchen layout allows for an abundance of natural light to stream into the room from both the conservatory and dining area. Furthermore, a double-glazed window located above the stainless steel one-and-a-half sink provides additional natural light.

As part of this well-appointed kitchen, you will also find an integrated double oven with a gas hob and an extractor hood above. Additionally, the space is equipped with plumbing and space for a dishwasher. The kitchen features light coloured flooring that seamlessly flows into the utility area. In this area, there is additional cabinetry offering further storage and work space. There is a door leading from the utility area to a separate utility room.

Dining area: The dining room of this exceptional property exudes an inviting and elegant atmosphere. It is ideal for hosting formal gatherings or intimate dinners with close friends and family members. Seamless open access from the kitchen enhances the cohesive flow of the living area, which features matching flooring. In this well-appointed dining area, a dining table for eight to ten people can be comfortably accommodated, providing ample space for entertaining guests. An abundance of natural light floods the room, thanks to a double-glazed window and an open plan entrance into the conservatory that creates a bright and airy environment. A contrasting brick wall adds character to the space and serves as an impressive backdrop to the twin glazed doors that lead to the main sitting room, allowing for seamless transitions between the two.

Conservatory: The dining room opens into the conservatory, which is tastefully decorated with matching flooring to enhance its sophistication. Featuring views of the stunning gardens and an inviting outdoor pool, the conservatory provides seamless access to outdoor areas for the perfect combination of indoor and outdoor living. There are patio doors leading from the conservatory to the rear patio, which makes it an ideal space for al fresco dining and entertaining.

Sitting room: Upon entering the sitting room from the dining area, you will notice the abundance of natural light that floods the room. This is provided by the two double-glazed windows that offer a spectacular view of the rear garden and swimming pool. Adding warmth and character to the room, a feature fireplace provides a focal point in the centre of the room. Adding depth and texture to the neutral décor, the contrast wood flooring complements the elegant style of the room and creates a warm and inviting atmosphere.

Utility room: The utility room can be accessed from the kitchen and the adjoining utility area. It features tiled flooring which offers durability and ease of maintenance. The utility room is equipped with base units with a worktop over, complete with a stainless steel one and a half sink. Additionally, there is space and plumbing for a washing machine and tumble dryer with an outlet hose to the outside. In the utility room, you will find the gas boiler, which is mounted on the wall. From the utility room, a double glazed door leads to the rear garden, while the garage is accessed through an internal door.

Sitting room: A double glazed leaded patio door seamlessly connects the second sitting room to the rear patio, featuring wood effect flooring. Providing plenty of natural light, it offers effortless transitions between the indoor and outdoor areas, enabling an enjoyable and comfortable living environment.

Study: The property includes a versatile study room which can be used as a sixth bedroom or guest bedroom, accommodating a variety of living arrangements. There is easy access to the study room from the main hallway, ensuring convenience for both occupants and visitors. With carpet flooring, the study room provides a peaceful environment for focused work or restful sleep. Due to the large double glazed leaded window, ample natural light enters the room, providing a bright and airy atmosphere in which to work or relax. Moreover, the window provides a picturesque view of the front gardens, providing a sense of tranquillity and serenity to the room. This space provides endless possibilities for customization, whether used as a study, bedroom or guest room.

Cloakroom: There is a cloakroom conveniently located off the main entrance hallway. This elegantly appointed space features a vanity unit complete with a wash basin atop and ample storage space beneath, complemented by a tiled splashback. Additionally, a toilet has practical shelving above, suitable for storing essential items. The space is finished with tiled flooring, ensuring practicality and style.

Bedroom one: The property features a master bedroom that is accessible from both staircases, which is sure to appeal to potential buyers. This spacious double bedroom is furnished with neutral décor complemented by two double glazed leaded windows that allow an abundance of natural light to fill the room, offering stunning views of the rear garden. In addition to its aesthetic appeal, this master bedroom also offers the added bonus of an en-suite shower room, which provides luxury and convenience for its occupants. This feature is sure to enhance the room's appeal and contribute to its overall value.

Bedroom one - en-suite: As part of this contemporary en-suite, there is a vanity unit with ample storage and worktop space, a wash basin on top, a concealed cistern toilet, and a corner shower cubicle. The en-suite is fully tiled with floors and walls that exude style and a contemporary aesthetic. Clean lines and sleek finishes will appeal to buyers seeking a functional and aesthetically pleasing space. Moreover, the vertical heated towel rail provides luxury and practicality. Additionally, the en-suite shower room features a built-in full height wardrobe/cupboard equipped with a hanging rail and shelving, perfect for storing towels, toiletries, and other necessities.

Bedroom two: The second bedroom in the property is a spacious and welcoming double bedroom easily accessible from the secondary staircase. There is ample space in the bedroom to accommodate a double bed, as well as other furnishings. With its attractive wood effect flooring, the bedroom lends an air of elegance while also providing durability and ease of maintenance. The room is equipped with a double glazed window that overlooks the beautiful front garden of the home.

Bedroom three: Bedroom three of this impressive property is accessed via the main staircase. This attractive bedroom boasts a generous size, comfortably accommodating a double bed with ample space for additional furnishings. The room is naturally lit by two double-glazed leaded windows, each offering a unique view. One of the windows provides a spectacular sea view, while the other overlooks the serene garden and inviting pool area.

Bedroom four: The main staircase landing provides convenient access to bedroom four. This generously proportioned double bedroom features carpet flooring and a double glazed leaded window. It offers an unobstructed view of the serene garden and the inviting pool area, providing a delightful visual treat for the occupant. This feature also allows natural light to flood the space, creating a bright and welcoming atmosphere.

Bedroom five: From the landing of the second staircase, access is provided to bedroom five, which is a single bedroom that is currently used as a study. A comfortable carpet flooring provides a cosy ambiance ideal for focused work or restful sleep. This room features a double-glazed leaded window that offers a picturesque view of the beautifully manicured garden and inviting pool area.

Bathroom: The bathroom, located on the main staircase landing, boasts a stunning four-piece suite, showcasing a bath tub with centrally positioned mixer tap and shower attachment, complete with an elegant tiled surround and splashback. Easily accessible from the bath tub is built-in cabinetry with ample shelving and storage for all your bathroom essentials. In addition, a separate shower cubicle with a tasteful tiled surround adds to the practicality of this stylish bathroom. This is completed by a pedestal wash basin and toilet. Tiled flooring, complemented by two obscured double-glazed windows, provides plenty of natural light while ensuring maximum privacy.

Shower room: A sophisticated and additional shower room can be conveniently accessed from the second staircase landing. The shower room features a tasteful three-piece suite, including a shower cubicle, a stylish vanity unit complete with drawers for ample storage, and a pristine wash basin positioned atop. As well as the heated towel rail, a tasteful combination of tiled flooring and part-tiled walls lends the shower room a touch of refinement that is also easy to maintain. A double glazed window with an obscured glass panel offers both privacy and natural light to the room.

Garage: The property boasts an impressive double garage with internal access from the utility room. This garage provides an effortless transition from your vehicle to your home. Equipped with an electric garage door, accessing the garage is a breeze, adding ease to your daily routine. With ample space to accommodate two vehicles. This garage is not only functional, but it also has an electric car charging point, making it an ideal space for the environmentally-conscious homeowner.

Outside front: Featuring an impressive frontage, this property features a block paved driveway that provides ample off-street parking for up to five vehicles. A double garage is also accessible from the driveway, allowing for secure parking and additional storage. The front garden has been meticulously landscaped and thoughtfully planted with an array of trees and plants. This creates a serene and inviting atmosphere designed for relaxation and enjoyment. There is access to the rear garden from both sides of the house.

Outside rear: The rear garden is a stunning and well-appointed outdoor space that has been thoughtfully designed to maximize its use. There are two distinct sections to the rear garden, the first of which is an expansive paved patio surrounded by lush trees and plants. A luxurious heated swimming pool serves as the focal point of this area, providing an ideal location for relaxation, entertainment, and exercise. In the second section of the garden, there is a large lawn area, which can be used for a variety of outdoor activities. A new owner will be able to indulge in a wide variety of outdoor activities in the beautiful gardens. As a whole, this property offers an exceptional outdoor space, ideal for those who value both functionality and aesthetics in their homes.



Ground floor



Floor 1

Approximate total area(1)

250.17 m²

2692.8 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Ground floor

Approximate total area(1)

159.43 m²

1716.06 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Approximate total area(1)

90.74 m²

976.74 ft²

(1) Excluding balconies and terraces

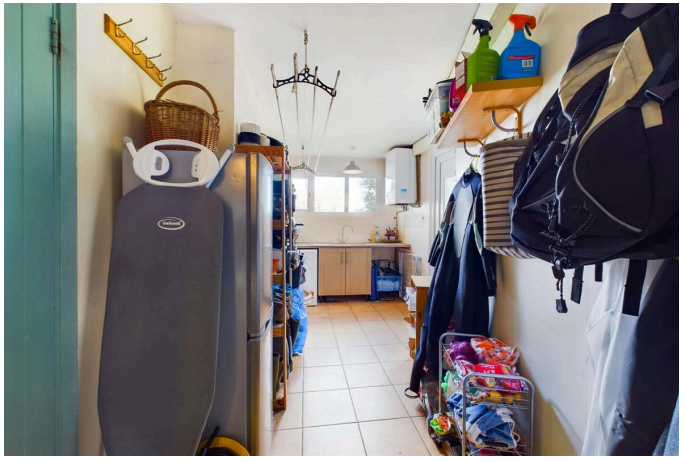
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

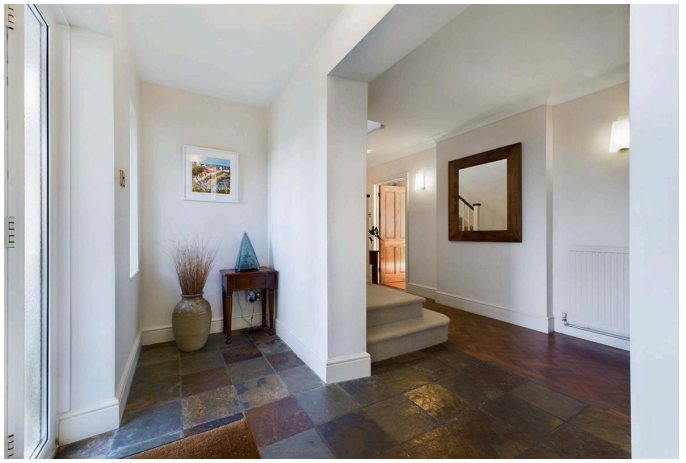






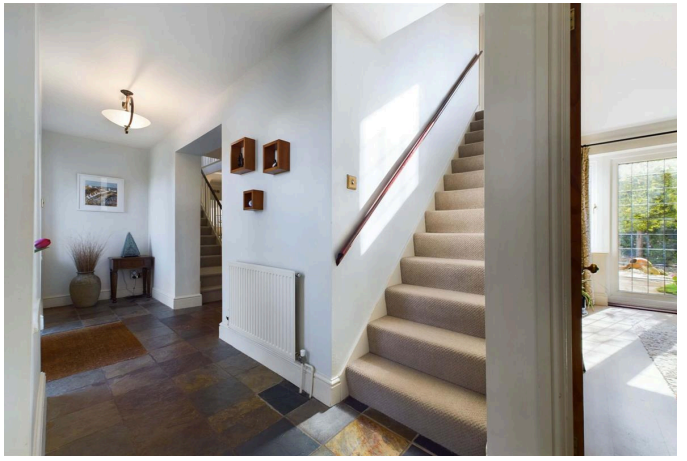


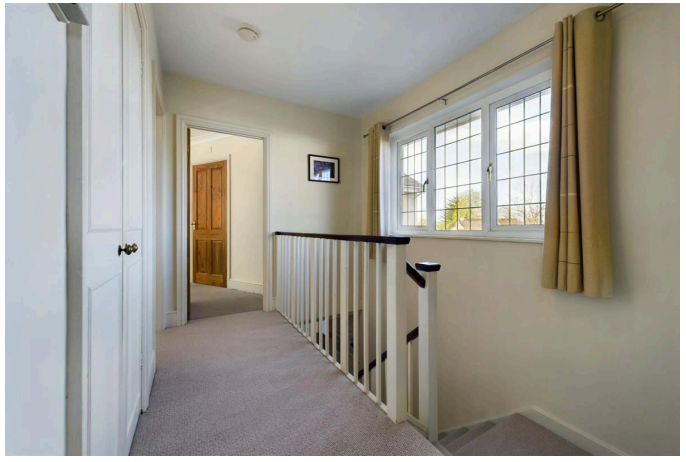



















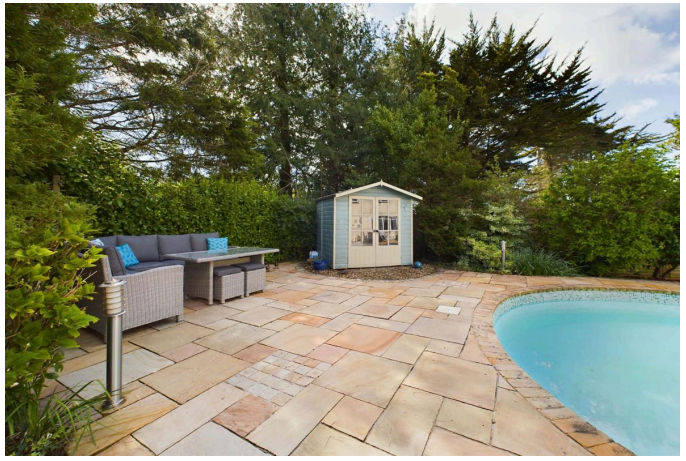























DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245
Daniel Hobbin Estate Agents Ltd. Registered in England and Wales.
VAT Number: 454 3322 11 - **The Property Redress Scheme:** PRS030100 - **Client Money Protect:** CMP009926 - **Data Protection Registration Number:** ZB269618
Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

Important Notice. These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Daniel Hobbin Estate Agents Limited. Where every attempt has been made to ensure the accuracy of the floorplan contained here, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Hobbin Estate Agents Limited have not tested any services, equipment or facilities. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.