



Cherry Lyn



STAGS

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1 Brakeridge Close, Churston, Devon, TQ5 OJU

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

Located in the the highly desirable Churston Ferrers is this spacious detached family home set in exceptionally large level gardens.

- Spacious Detached Property
- Large Level Gardens approx 0.25 acres
- Three Reception Rooms & Sun Lounge
- Four Bedrooms (Two EnSuite)
- Driveway Parking and Double Garage
- Study and Separate Utility Room
- Close to Grammar Schools
- Views Over the Golf Course
- Council Tax Band G
- Freehold

Asking Price £975,000

SITUATION & DESCRIPTION

Cherry Lyn is a striking detached residence boasting four generously sized double bedrooms and fully enclosed gardens to the front and side, enjoying picturesque views over Churston Golf Course. This well-appointed home offers substantial off-road parking in addition to a double garage, catering perfectly to modern family living. Inside, the property impresses with spacious and versatile accommodation, featuring a wealth of reception areas ideal for both relaxed family life and entertaining. With its combination of space, setting, and scenic outlook, Cherry Lyn offers a rare opportunity to enjoy comfort and privacy in a highly desirable location.

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

Upon entering Cherry Lyn through the welcoming storm porch and obscure double-glazed front door, you're immediately greeted by a grand and spacious entrance hall. Thoughtfully lit with sunken spotlights—present throughout the ground floor—the hallway features a useful cloaks cupboard, built-in drinks cabinet and a striking feature staircase that sets the tone for the rest of this impressive home. To the right, a WC with vanity unit and storage adds convenience, while to the left, a generous dual-aspect living room offers a cosy yet characterful retreat, complete with bay windows overlooking the gardens, a charming log-effect gas fire with tasteful surround, and twin double radiators. The dining room and adjoining games room/sun lounge provide superb entertaining space, with multiple French doors leading to the side and rear gardens, allowing for seamless indoor/outdoor living. The dining room itself enjoys a lovely rear garden outlook, while the sun lounge is a bright, versatile space perfect for year-round enjoyment. The heart of the home lies in the well-appointed kitchen and breakfast room, featuring matching fitted floor and wall units, roll-edge worktops, and a host of integrated appliances, including a fridge, dishwasher, five-ring gas hob with extractor, and an eye-level double oven and grill. A breakfast bar and ample space for a table beside the French doors make this a delightful, light-filled setting for casual dining or entertaining. A glass door leads to a practical boot room housing the boiler and providing access to both front and rear gardens as well as the double garage. The garage itself includes a utility room with a Belfast sink, plumbing for laundry appliances, additional WC, and room for extra storage such as a freezer or tumble dryer. The ground floor also boasts a versatile second bedroom with built-in wardrobes, large bay window, high-level side window, and a private ensuite shower room—ideal for guests or multi-generational living. A separate study with broadband connection and double radiator adds further flexibility, perfect for working from home. Ascending the turned staircase, the galleried first-floor landing leads to the luxurious master suite. A dedicated dressing area with built-in, mirror-fronted wardrobes and soft spotlighting flows into the stylish, fully tiled ensuite bathroom, featuring both a separate bath and shower, vanity unit, heated towel rails, and Velux windows for natural light. The dual-aspect master bedroom itself is flooded with light via French doors overlooking Churston Golf Course and enjoys serene views toward Torquay, enhanced by fitted drawers and dressing units. Bedrooms three and four also offer generous proportions, each with charming bay windows—one facing the front, the other the rear—and built-in wardrobes. A modern, tiled family bathroom completes the upper level, showcasing a white suite with panelled bath, separate shower cubicle, vanity basin with built-in storage, radiator, towel rail, and tasteful finishing touches.

OUTSIDE

Cherry Lyn is approached via a generous tarmac driveway, providing ample off-road parking for multiple vehicles, as well as space for a boat, caravan, or motorhome, and leading to a convenient turning circle. At the end of the driveway sits a spacious double garage with an up-and-over door, complete with light and power. In addition to the utility room and WC accessed from the garage, there's also a useful garden store to the rear, adding to the property's excellent storage options. The beautifully maintained gardens are fully enclosed, offering privacy and a tranquil outdoor retreat. The main garden is laid to a level lawn and bordered by mature hedging, and established trees, creating a lush and green backdrop. Wrapping around the side of the house, the lawn leads to an attractive paved sun patio, complemented by well-stocked beds and borders filled with a variety of plants, shrubs, and bushes. To the rear, another level lawn sits alongside a paved seating area and a raised gravel feature planted with palms and ornamental shrubs. In the far corner of the garden, a drying area and additional storage complete this versatile and beautifully landscaped outdoor space.

SERVICES

Mains Gas, Water & Electric. Up-to Superfast broadband available in the area. Mobile coverage limited with O2, Vodafone, EE and Three.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.


DIRECTIONS

From the junction of Brixham Road (A3022) and Dartmouth Road (A379) after Broadsands Post Office, follow the road towards Brixham and take the first left onto Bascombe Road. Take the second right turning off Bascombe Road on to Brakeridge Close where you will find Cherry Lyn on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

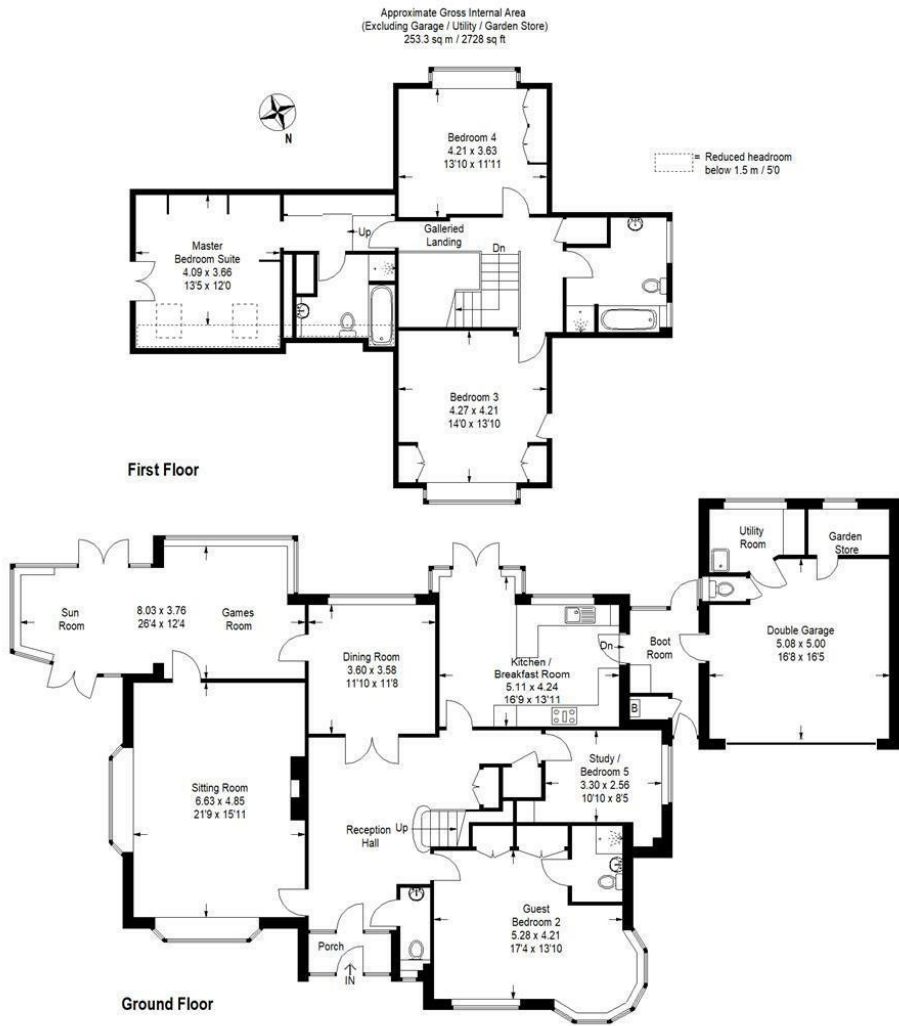


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		58
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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