



Warborough Road, Churston Ferrers, Brixham, TQ5 0JY

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£1,150,000 Freehold

A TRULY UNIQUE PROPERTY OFFERING FLEXIBLE MULTI-GENERATIONAL LIVING OR PASSIVE INCOME

Set within the peaceful and highly desirable setting of Warborough Road in Churston Ferrers, this impressive and truly unique property offers exceptional flexibility for modern, multi-generational living. Perfectly positioned between the vibrant fishing port of Brixham and the popular seaside town of Paignton, the location combines coastal charm with everyday convenience.

This substantial residence comprises a beautifully presented **FOUR BEDROOM DETACHED FAMILY HOME**, seamlessly complemented by an adjoining **TWO BEDROOM ANNEX**—ideal for dependent relatives, guest accommodation, or as a potential income-generating opportunity. In addition, a triple-sized garage is topped by a remarkably spacious and versatile **ONE BEDROOM STUDIO**, complete with its own kitchenette and shower room, making it perfect for a home office, creative workspace, or with minimal works, further independent living.

The main house is finished to an excellent standard throughout, offering well-proportioned and thoughtfully arranged accommodation suited to family life. Light-filled living spaces flow effortlessly, creating a welcoming and contemporary environment, while the annexe provides privacy and independence without compromising connection to the main home.

Externally, the property continues to impress. A generous driveway provides ample parking and leads to a wide parking area in front of the garage. The gardens are beautifully maintained, with attractive front and rear spaces designed for both relaxation and entertaining. A generous west-facing patio offers the perfect setting for al fresco dining, enjoying the afternoon and evening sun. From the accommodation above the garage, there are also delightful views of the sea, adding to the property's appeal.

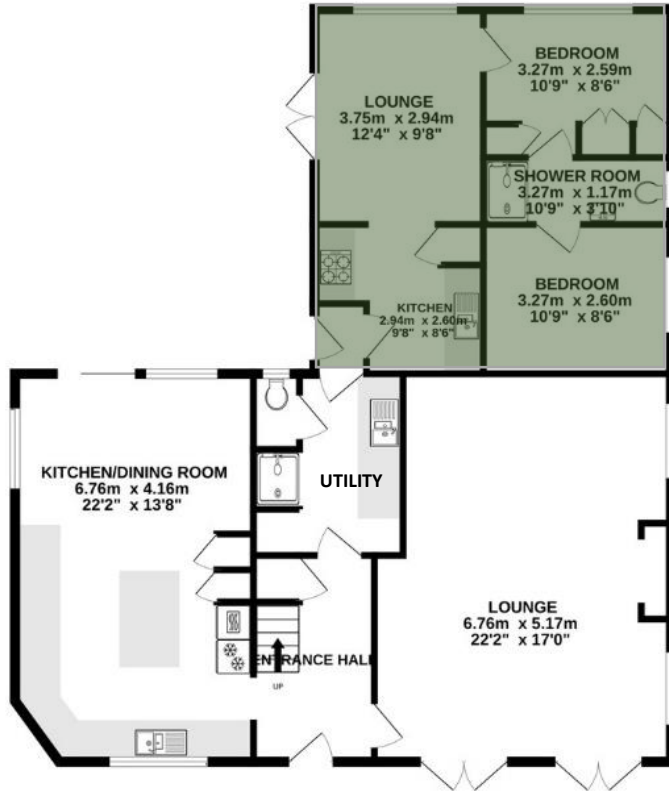
The location is equally compelling. A short stroll brings you to local shops and a doctor's surgery, while Churston Golf Club lies just at the end of the road for those who enjoy outdoor leisure. The stunning River Dart and the breathtaking Torbay coastline—with its array of beaches and hidden coves—are easily accessible, offering endless opportunities for walking, sailing, and exploration. The area is also well served by highly regarded primary and grammar schools, making it particularly attractive for families.

This is a rare opportunity to acquire a versatile and spacious home in a sought-after coastal setting, offering a blend of lifestyle, comfort, and potential. Internal viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

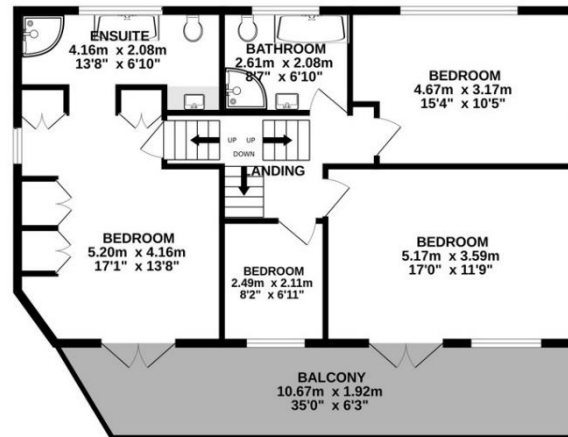


GROUND FLOOR
116.4 sq.m. (1253 sq.ft.) approx.

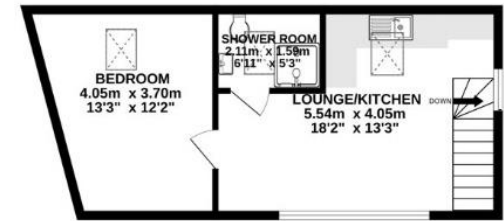
ADJOINING ANNEX



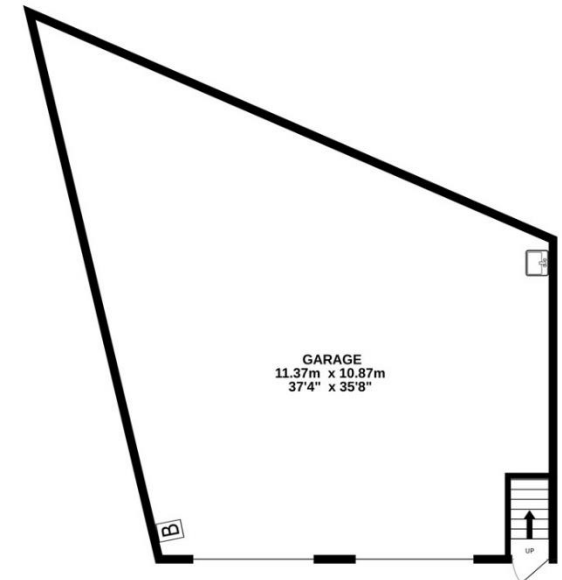
1ST FLOOR
76.9 sq.m. (828 sq.ft.) approx.



ABOVE GARAGE
35.3 sq.m. (380 sq.ft.) approx.



GARAGE
82.7 sq.m. (890 sq.ft.) approx.



TOTAL FLOOR AREA : 311.3 sq.m. (3351 sq.ft.) 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.
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MAIN HOUSE

The main house forms the heart of this exceptional property, offering a spacious and beautifully presented four-bedroom detached family home designed for modern living.

Thoughtfully arranged, the accommodation provides a perfect balance of generous living areas and comfortable private spaces, ideal for both family life and entertaining.

At the centre of the home is a stylish, modern kitchen dining room, complete with a central island that creates a sociable focal point and provides ample workspace and storage. This bright and welcoming space flows easily into the rest of the ground floor accommodation. A separate utility room adds practicality, alongside a convenient downstairs W.C and separate shower—ideal for busy households.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the second is a good-sized double. The third bedroom is also a comfortable size, and the fourth offers flexibility as a perfect home office or single bedroom. A well-appointed family bathroom completes the accommodation, featuring both a bath and a separate shower.

Presented in excellent order throughout, the main house offers a superb blend of space, style, and functionality, making it a warm and versatile family home.

ENERGY PERFORMANCE RATING: C
COUNCIL TAX BAND: E





ADJOINING ANNEX

The adjoining annexe provides a superb and flexible addition to the property, ideal for multi-generational living or as a potential income opportunity. Thoughtfully designed to offer both independence and connection to the main house.

The annexe features its own private entrance, leading into a bright and welcoming living space, perfect for relaxing or entertaining. A well-equipped kitchen offers ample storage and workspace, making it entirely self-sufficient for day-to-day living, this flows through to an open plan lounge/dining room with sliding patio doors to the patio. There are two bedrooms, both well-proportioned, providing comfortable accommodation for family members or guests, separated via a modern shower room.

Finished to a high standard and in keeping with the main residence, the annexe offers a seamless blend of practicality and style. Whether used for dependent relatives, visiting guests, or as a rental opportunity, it provides excellent versatility while enhancing the overall appeal of this unique home.

ENERGY PERFORMANCE RATING: C





GARAGE WITH WORKSPACE ABOVE

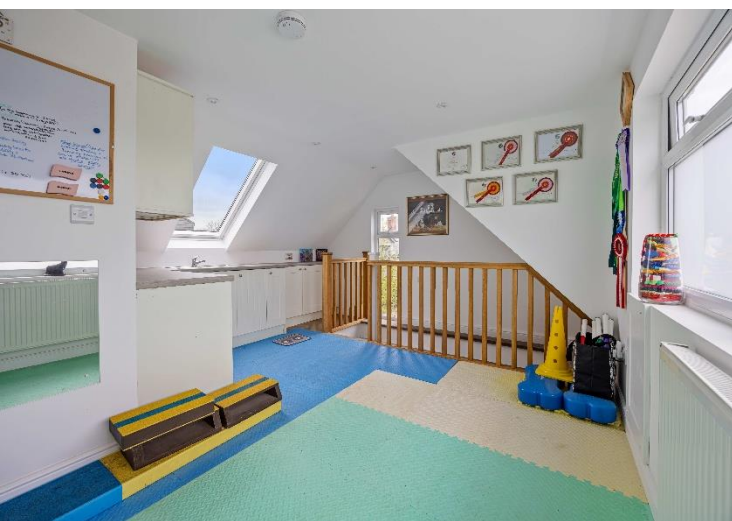
The detached triple-sized garage is an outstanding feature of the property, offering exceptional space and versatility. Currently used as a large workshop, it provides ample room for multiple vehicles, storage, or those seeking a dedicated area for hobbies. The scale and layout makes it ideal for a variety of practical purposes.

Accessed separately, the accommodation above the garage offers a spacious studio-style living arrangement. This includes an open plan kitchen, dining and living area, creating a bright and flexible space, along with a bedroom and a modern shower room.

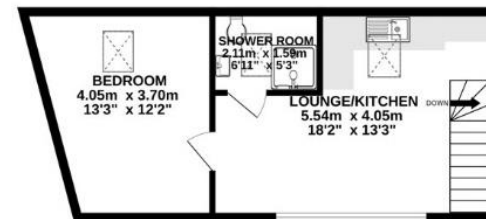
From this elevated position, there are attractive sea views, adding to its appeal.

This area presents excellent potential for guest accommodation, a home office, or creative studio.

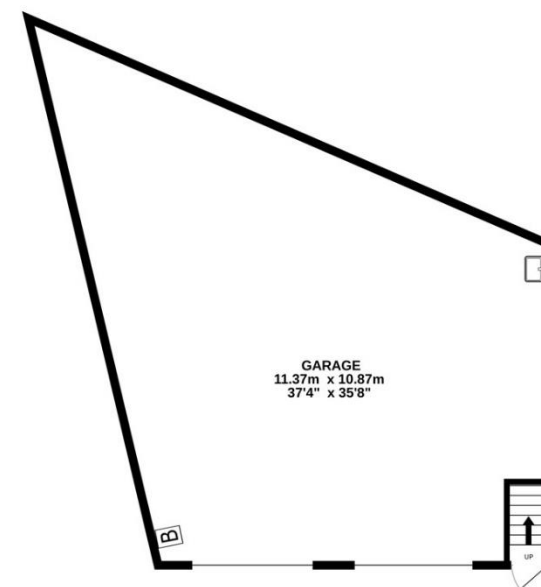
It should be noted that, to comply with building regulations for full residential use, a fireproof divide between the garage and the accommodation below would be required.



ABOVE GARAGE
35.3 sq.m. (380 sq.ft.) approx.



GARAGE
82.7 sq.m. (890 sq.ft.) approx.



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