



Churston Road, Brixham, Devon, TQ5 0HY
Freehold House - Detached
£725,000

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An exceptional, bespoke designed family home, which enjoys a wonderful setting with easy, level access to the stunning coastal scenery and walks, the popular Churston Golf Club, Churston Court Hotel and idyllic village church all within a few minutes reach. The location is highly sought after as the countryside is on your doorstep, yet access into Brixham is minutes.

Sitting proudly in the sought after and historical village of Churston, Middle Court was built only 21 years ago in 1998 and designed by the award winning MTA Architects located in Brixham. Michael Tyrrell the former owner of MTA did indeed reside in Middle Court after having it designed and commissioned with heavy influences of Charles Rennie Mackintosh's style. This bespoke design is very eye catching, yet has been cleverly constructed to present a cottage-like facade. Part of the house has an annexe which is currently used as a very successful holiday let, and could be either incorporated into the main house or carry on as a holiday let/space for a dependant relative.

The home has a contemporary style, with quality finishes throughout. On entering the house there is an impressive hallway which has a statement vaulted circular staircase leading to the first floor gallery landing. There is access to ancillary rooms (utility and study) and a superb open plan living space, offering a modern layout. The dining area is light and airy and flows well into the kitchen. The kitchen has plenty of worktop/cupboard space, with a built in breakfast bar which overlooks the living room. With a vaulted ceiling, the living room is exceptionally light, with several windows overlooking the private rear gardens. The garden room is an additional space which can be enjoyed throughout the whole year, watching the different seasons through the very high windows onto the garden.



- MTA Architect Design
- Built In 1998
- Contemporary Living
- Flexible Accommodation

- Village Location
- Annexe/Holiday Let
- Level Plot
- Great For Walking





The first floor has four bedrooms. The master bedroom has a large en-suite and a walk-in wardrobe. The second bedroom has a mezzanine level, which is ideal for teenagers or even a studio. There is an impressive family bathroom and all the bedrooms enjoy a 'green countryside' outlook, overlooking the surrounding fields. The annexe can be accessed via an interlocking door through two bedrooms which are over the carport.

The annexe is a very flexible space. Currently used as a holiday let, there is a large open-plan living space which incorporates kitchen, dining space and living area. The first floor can be accessed via a spiral staircase where you can find two double bedrooms (main with vaulted ceiling) and a modern, fitted family bathroom. There is a separate front door to the annexe and a courtyard for an outside seating area. The current owners have decorated throughout, with a calming nautical feel.

The gardens are attractively landscaped and designed for easy maintenance. There are decked areas and a curved wall, mirroring the design inside the house and concealing the garden shed and potting areas. The circular decked area extends across the rear of the property and over a recessed water feature. A large lawn with a green backdrop creates a private garden with plenty of mature shrubs and trees. To the front there is very generous parking area with a double carport and garage.



Council Tax Band: E & C
Map reference: A3

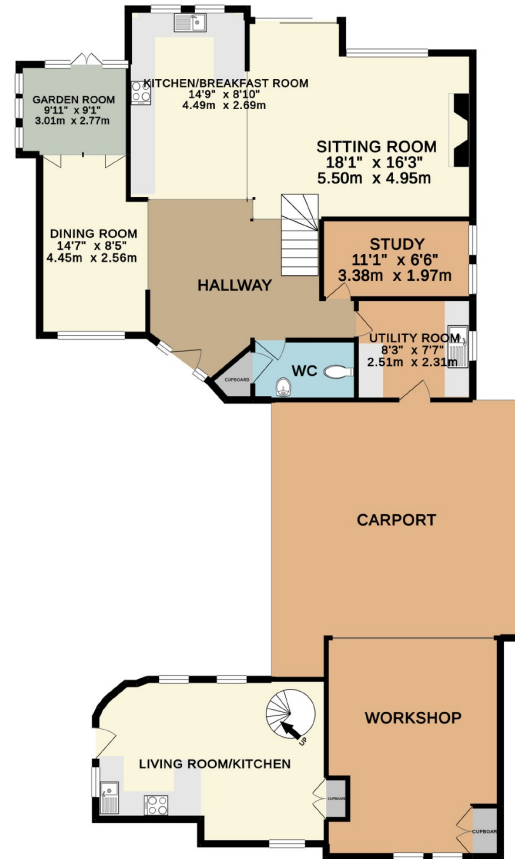


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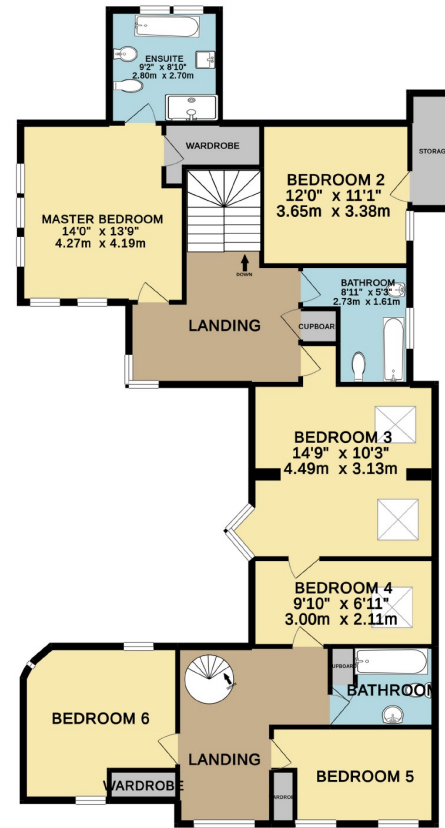
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GROUND FLOOR 1848 sq. ft.
(171.7 sq. m.)



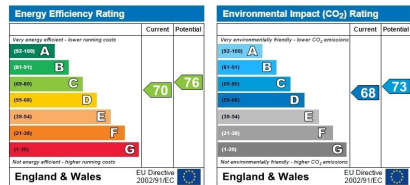
1ST FLOOR 1485 sq. ft.
(138.0 sq. m.)



TOTAL FLOOR AREA : 3334 sq. ft. (309.7 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.
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Current EPC Rating: C



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