



HAYES COURT, ELBERRY LANE, CHURSTON, TQ5 0HS

Pincombe's  
estate agents



**AN INDIVIDUAL PROPERTY WITH EXTENSIVE GARDENS AND GROUNDS,  
SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF CHURSTON**

**No onward chain**

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Hayes Court is an exclusive and individual detached Bungalow having started life in the 19<sup>th</sup> Century as a piggery and converted to provide comfortable family accommodation. The handsome stone-built property is in a private lane setting, with some idyllic views over distant fields, and surrounded by an expanse of lawns with paved garden terraces and a large outbuilding.

Totalling an approximate floor area of 2703.7 sq ft (251.2 sq m) the home offers sizeable accommodation requiring a little TLC, with all rooms enjoying a tranquil vista over the surrounding gardens. An Entrance Porch opens to Hallway, 33' triple aspect Living Room with high ceiling and doors opening to the garden, Dining Room/Bedroom 4, Fitted Kitchen, Utility Room, 15' Conservatory, Inner Hallway with large Walk-in Storage area, Master Bedroom with En-Suite Shower Room, 2 further Bedrooms, principal Bathroom and Cloakroom.

Parking is by way of a substantial forecourt with space for multiple vehicles, plus motorhome/caravan/boat and there is also a separate single Garage. The grounds are a prominent and impressive feature of the Bungalow, with vast lawns stretching away from the property, creating ample space which could be utilized in a variety of ways. The gardens are level with mature trees, plants and hedge surrounding, along with garden terraces, a feature pond, and a useful Outbuilding for storage.

Churston is located on the outskirts of Brixham, a bustling fishing port with an array of bespoke shops, restaurants, a harbour, and marina, where a wide range of water sports and facilities can be enjoyed. Brixham is also home to the stunning natural Nature reserve at Berry Head which is part of the English Riviera's UNESCO Global Geopark. Hayes Court enjoys a semi-rural setting convenient to the scenic coastal footpath to Elberry Cove and Broadsands Beach, along with the many surrounding woodland walks.

For commuting, Elberry Lane is adjacent to the A3022/A379 allowing easy access to the neighbouring towns of Paignton and Torquay, and also the A380/South Devon Highway to the city of Exeter with its international Airport, the M5 motorway and beyond.

**VIEWING STRICTLY BY APPOINTMENT – PLEASE CALL 01803 300067**



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**The Accommodation Comprises:**

Coach light. Door with decorative stained glass inset and matching side panels into:

**ENTRANCE PORCH** Attractive exposed stone walls. Tiled floor. Light. Front door with obscure glazed inset and matching side panel into:

**HALLWAY** Radiator. Coved ceiling. Inset spotlights.

**LIVING ROOM 33'10" x 16'5" (10.30m x 5.01m)** An impressively spacious and light room boasting a high ceiling and triple aspect with tranquil views over the surrounding garden and grounds.

Central, feature arched window with views to the front and a further 4 UPVC windows enjoying lovely views over the gardens to either side. UPVC sliding doors opening out onto a paved terrace and gardens with views to fields beyond. Feature stone-built fireplace on a raised hearth with the stonework extending to either side to provide display niches. Inset living flame fire with decorative inset. 3 Radiators. High ceiling with 2 ornate ceiling roses. Double opening, multi-paned doors leading to:

**DINING ROOM/BEDROOM 4 14'10" x 14'3" (4.52m x 4.34m)** UPVC window with views to the



side garden and beyond to distant fields. Radiator. Coved ceiling. T.V. aerial point.

**KITCHEN 16'4" x 9'4" (4.98m x 2.85m)** Wooden effect worksurfaces with inset sink, drainer unit and range of light-coloured storage cupboards. Matching range of eye-level units, including open corner display shelves. Built-in Lamona 5-burner hob with extractor hood above. Built-in Hotpoint double oven. Integrated fridge. Space for dishwasher. Part tiled walls. UPVC window to side, overlooking the garden and fields beyond. Coved ceiling. Radiator.

**UTILITY ROOM 16' x 6'4" (4.87m x 1.94m)** UPVC window to rear with views over the gardens. Plumbing and space for washing machine. Stainless steel sink unit with double cupboard beneath. Part tiled walls. Hatch to loft space.

**CONSERVATORY 15'7" x 10'8" (4.75m x 3.26m max)** Victorian style Conservatory with UPVC glazed units and double opening door leading to the gardens at the rear. Radiator.

**INNER HALLWAY** Coved ceiling. Inset spotlights. Radiator. Hatch to roof space. Door to:

**WALK-IN STORAGE AREA 6'7" x 6'1" (2.00m x 1.86m)** Hot water cylinder. Range of floor-to-ceiling slatted shelving. Light.



**CLOAKROOM** Comprising low level W.C. Worktop with inset wash basin and storage cupboard beneath. Part tiled walls. Obscure glazed window to front.

**MASTER BEDROOM 14'1" x 11'7" (4.30m x 3.54m)** UPVC window enjoying views over the expansive gardens to the rear. Radiator. Door to:

**EN-SUITE SHOWER ROOM** Comprising a fully tiled walk-in shower area with shower, rainfall shower head and glazed screen, pedestal wash basin and low level W.C. Light and shaver point. Radiator. Inset spotlight. Tiled floor. Obscure glazed window to rear.

**BEDROOM 12'5" x 9'10" (3.79m x 3.00m max)** UPVC window to rear with a lovely outlook over the gardens. Built-in wardrobe with mirror door. Coved ceiling. Radiator.

**BEDROOM 12'10" x 9'10" (3.92m x 3.00m max)** UPVC window to rear overlooking the gardens. Radiator. Coved ceiling.

**BATHROOM** Suite comprising of a 'P' shaped bath with shower over and curved glazed screen, pedestal wash basin and low level W.C. Tiled floor. Chrome heated towel rail/radiator. Part tiled walls. Obscure glazed window to front.



**GARDENS & GROUNDS** Hayes Court is set within an extensive plot with 'park like' level gardens, paved terraces, and a sizeable outbuilding/store.

The property is approached via a wooden 5-bar gate and private drive to the front of the property where there is a substantial **FORECOURT** affording space to park multiple vehicles, plus a motorhome/caravan/boat. **A PADDOCK AREA** with mature shrubs and trees, adjoins the driveway and forecourt at the front

**GARAGE 21'1" x 10'2" (6.42m x 3.11) excluding alcove** with up-and-over door. Gas boiler.

The **SIDE GARDENS** enjoying views to fields in the distance and comprising of substantial lawns surrounded by hedging with mature trees including conifers and palms, plus a variety of shrubs. **A PAVED TERRACE** runs the length of the property, bordered with stone balustrade, and allowing ample space for garden furniture to sit and enjoy the restful ambience. **DECKING AREA** with outside lighting. An archway leads through to the:

**REAR GARDENS** featuring extensive and level park like lawns with a variety of established trees and bordered by hedging and a stone wall. This sizable area offers potential for a variety of uses (advice should be sought from the relevant authorities for buildings/structures etc.) A low wall separates the





gardens from a **PAVED TERRACE** running the width of the property featuring a large raised oval pond. Outside lighting.

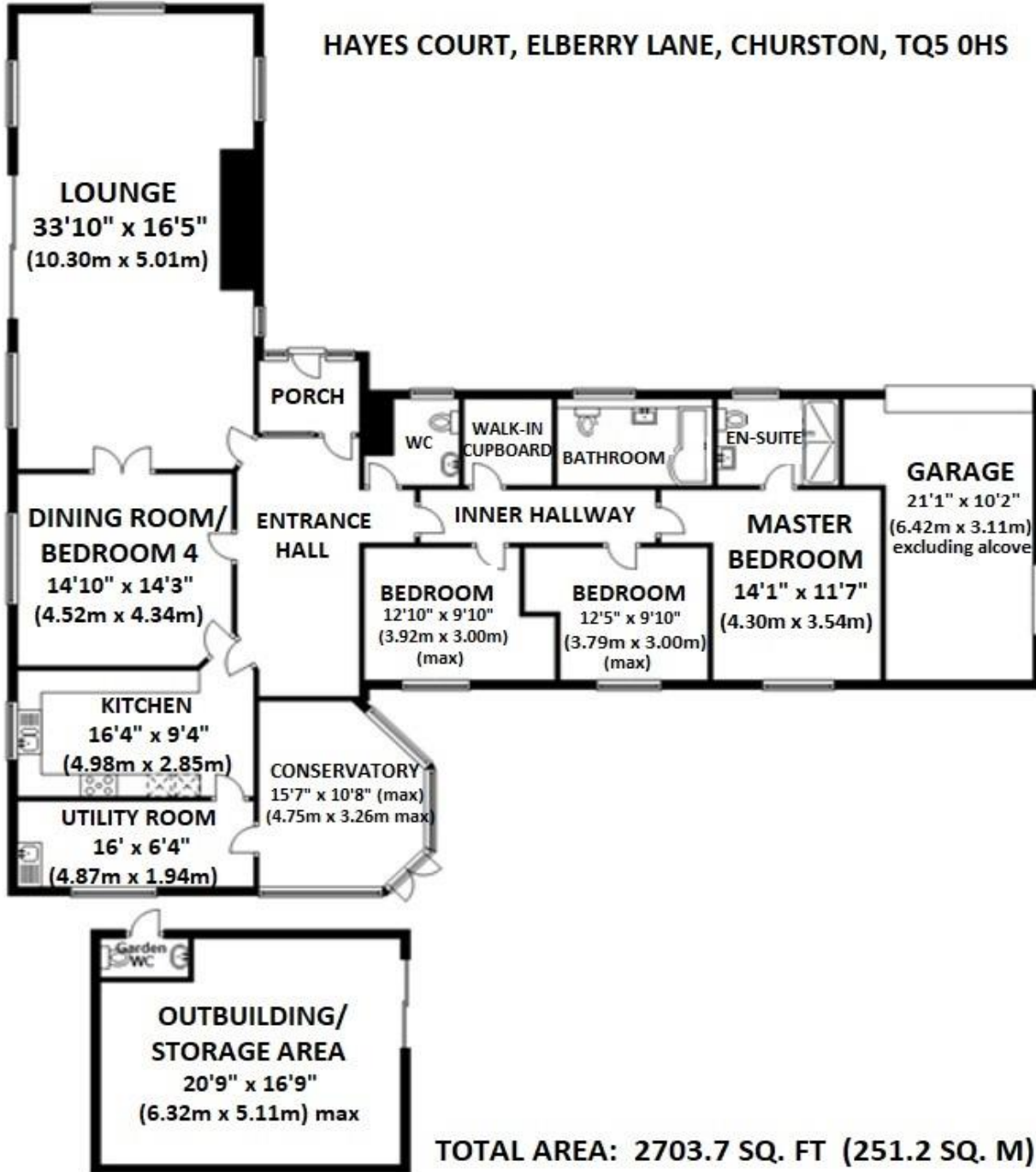
**OUTBUILDING/STORE 20'9" x 16'9" (6.32m x 5.11m) Max** A large storage area with high ceiling. UPVC sliding door. Window. Light and power. Water tap. **SEPARATE W.C.** Low level W.C. Wall mounted wash basin. Obscure glazed window.

**SIDE GARDEN** The paved terrace extends around the side of the property with adjacent lawns, trees and hedging borders, continuing to the front.



**LOCAL AUTHORITY: TORBAY COUNCIL**  
**COUNCIL TAX BAND: G**  
**MAINS WATER & SEWERAGE**

HAYES COURT, ELBERRY LANE, CHURSTON, TQ5 0HS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 