



The Coach House, Churston Road, Churston Ferrers, Brixham, TQ5 0HU
Freehold Barn Conversion
Asking Price £725,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

The Coach House is a beautifully converted detached barn occupying an enviable position within the highly sought-after village of Churston Ferrers. Enjoying a delightful blend of character and modern convenience, the property offers spacious, versatile accommodation in an idyllic semi-rural setting, whilst remaining within easy reach of Brixham, Paignton, excellent local schools, the South West Coast Path and nearby beaches.

Approached via a right of way across the neighbouring property's driveway, The Coach House enjoys a tucked-away position offering both privacy and practicality. There is off-road parking for 2 cars along with an integral garage, creating a welcoming first impression before stepping inside this charming home.

The accommodation immediately showcases the character expected from a quality barn conversion. Exposed beams, generous proportions and attractive architectural features combine with modern comforts including double glazing, gas central heating and all mains services, creating a home that is both full of charm and perfectly suited to modern family life.

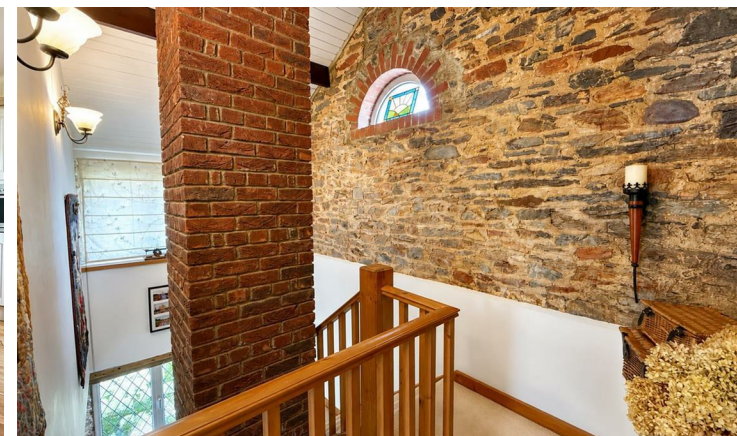
At the heart of the home is the impressive sitting room, a wonderfully spacious reception room centred around a striking fireplace. The substantial chimney breast rises dramatically through the centre of the property, forming an eye-catching focal point that continues upwards through the first floor. Wrapping elegantly around this feature is the impressive staircase, adding to the home's unique character and creating a stunning sense of arrival.

In addition, there is a south-facing garden room with bi-fold doors opening on to the rear garden.

The kitchen has been thoughtfully designed to combine traditional style with modern practicality. A conventional range cooker plus an integrated oven offers everyday convenience. Ample cabinetry, generous worktop space and room for dining make this an ideal space for family meals, entertaining and informal gatherings.



- Detached character barn conversion
- Spacious lounge with feature fireplace
- Garage, utility and downstairs WC
- Backs directly onto open fields
- Near beaches & Coastal Path
- Desirable Churston Ferrers location





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Practicality has been carefully considered throughout the property. The utility area is conveniently positioned within the garage, helping to maximise the internal living accommodation while providing excellent additional storage and workspace. A useful ground floor cloakroom with WC and wash hand basin further enhances the functionality of the home.

The first floor continues to impress with well-proportioned bedrooms that enjoy an abundance of natural light and pleasant outlooks across the surrounding countryside. The vaulted ceilings and exposed structural timbers found in parts of the accommodation serve as a constant reminder of the building's heritage, creating individual rooms with warmth and character rarely found in more modern homes.

One of the property's most appealing features is its delightful setting. To the rear, the gardens back directly onto open fields, providing a wonderful sense of space, privacy and tranquillity. Whether enjoying a morning coffee or an evening meal outdoors, the uninterrupted rural outlook creates a truly idyllic backdrop that changes beautifully with the seasons.

The gardens have been designed to offer a balance of enjoyment and ease of maintenance, with attractive seating areas perfectly positioned to make the most of the peaceful surroundings. The combination of mature planting, open views and the absence of immediate rear neighbours creates a setting that feels wonderfully secluded whilst remaining highly accessible.

The Coach House presents a rare opportunity to acquire a characterful barn conversion in one of South Devon's most desirable villages. Offering spacious accommodation, an abundance of original charm, excellent parking, modern conveniences and a glorious countryside outlook, this exceptional home will appeal to families, those seeking a peaceful lifestyle or anyone looking for a distinctive property in an outstanding location.



Council Tax Band: E

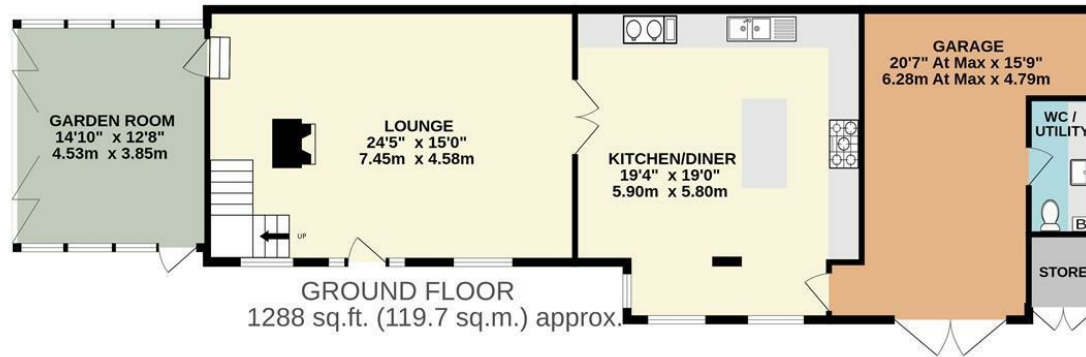
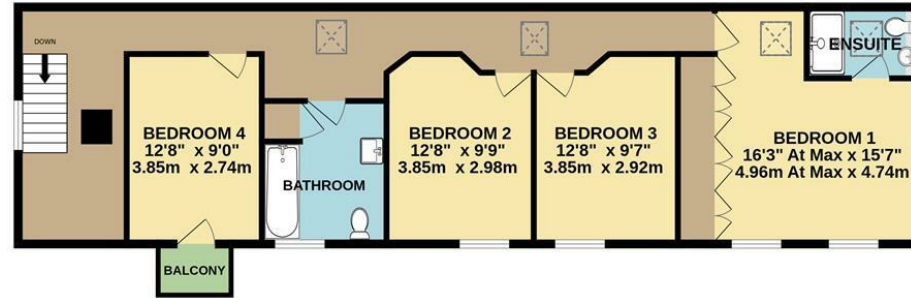


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1ST FLOOR
944 sq.ft. (87.7 sq.m.) approx.



GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.

TOTAL FLOOR AREA : 2232 sq.ft. (207.4 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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