



Galmpton Farm Close, Galmpton, Brixham, TQ5 0NB

EricLloyd
&Co.

www.ericlloyd.co.uk



£225,000

“A characterful cottage in a tucked away position in the heart of the village with rare garden and garage”

A charming **TWO BEDROOM COTTAGE** with **GARDEN** and **GARAGE** in sought after village setting tucked away in a peaceful mews-style courtyard within the highly desirable village of Galmpton.

Mews Cottage offers a rare opportunity to acquire a charming and well-proportioned two-bedroom cottage with the valuable benefits of its own private garden and garage.

Enjoying a discreet position away from through traffic, the property combines the appeal of village life with the convenience of everyday amenities all within comfortable walking distance.

Galmpton is a particularly sought-after South Devon village, well regarded for its strong community feel and excellent local facilities. From the cottage, there is easy access on foot to shops along Stoke Gabriel Road, a village hall, and the popular Manor Inn public house.

Families will also appreciate the close proximity to highly regarded primary and grammar schools, making this an ideal home for a wide range of buyers, including couples, small families, or those looking to downsize while remaining within a vibrant village environment.

The cottage is approached via the attractive courtyard, which immediately sets a welcoming and characterful tone. The good size single garage which also has additional plumbing for a washing machine is accessed from here with a right of access over the courtyard.

The accommodation inside is arranged in an open plan design having a hallway area with a useful ground floor cloaks/w.c. and the staircase leading up to the first floor, this flows through to the living space which is dual aspect, enjoying morning and afternoon sunshine, the lounge/dining room boasts good space and kitchen area which also has a window and door to the rear garden. The kitchen is fitted with a range of cream faced base cupboards and wood effect working surfaces. A freestanding electric cooker, washer/dryer and fridge can be included in the sale if required.

The first floor offers large landing with double size airing cupboard which houses the hot water cylinder. There two double bedrooms, one with built in double wardrobe, both bedrooms have a pleasant sunny and open outlook to the rear. The shower room/w.c. has a modern white suite and walk in double size shower.

A real feature of this property is the enclosed rear garden, enjoying a good degree of privacy and a sunny aspect, the garden is a blank canvas for a purchaser to create their own style and design.

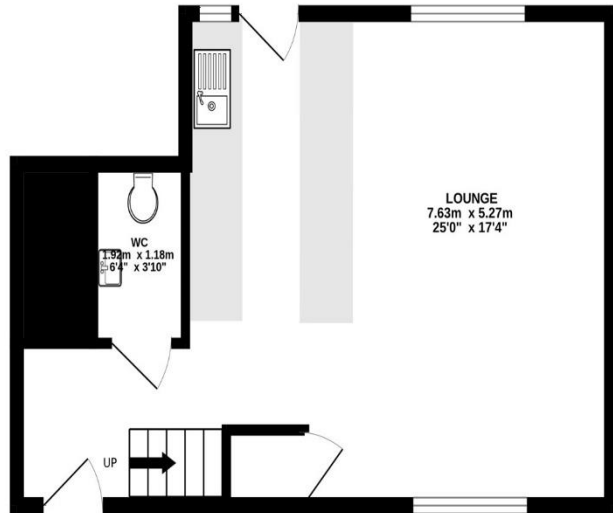
We are informed that the roof was replaced in 2017 along with new double glazed windows and kitchen door.

Electric storage heaters are installed (no gas available in Galmpton Farm Close) along with double glazing with exception of the entrance door which is hardwood.

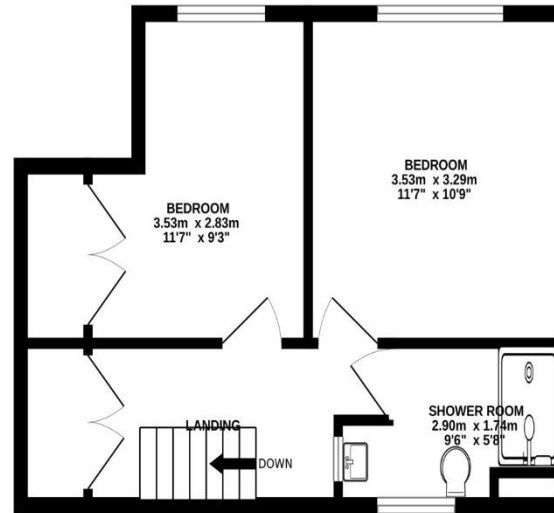
Offered for sale with **NO ONWARD CHAIN**



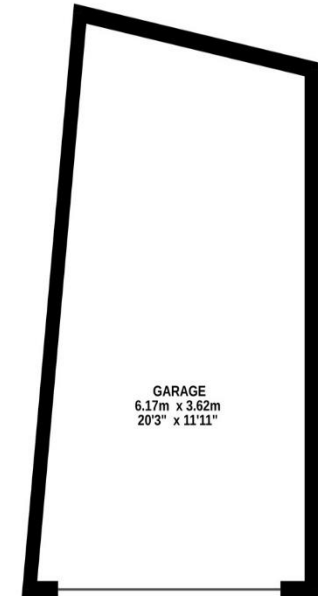
GROUND FLOOR
35.2 sq.m. (378 sq.ft.) approx.



1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



GARAGE
19.5 sq.m. (210 sq.ft.) approx.



TOTAL FLOOR AREA : 88.9 sq.m. (957 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.

Made with Metropix ©2025





ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and shows mobile phone performance as VODAPHONE 81% /THREE 78% /EE 77% /o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.