

**GROUND FLOOR****ENTRANCE HALL**

Front door with etched glass panels and leaded light fanlight above. Wide stairs gently rise to first floor.

**LOUNGE. 18' 7" into square bay x 12' 2" (5.66m x 3.71m)**

Solid timber fire surround with inset living flame fire. Open view. Door to:

**CONSERVATORY. 13' 2" x 9' 1" (4.01m x 2.77m)**

Overlooking both the garden and village. Double doors open onto the timber deck. (Sealed unit timber framed windows.)

**DINING ROOM. 18' 8" into square bay x 12' 3" (5.69m x 3.73m)**

Feature fireplace and original varnished floor boards.

**KITCHEN/BREAKFAST ROOM. 18' 10" x 9' 7" (5.74m x 2.92m)**

The heart of the house. Fitted with an extensive range of cream faced wall, base and display units with solid oak worktops. Five burner gas hob with oven under and canopy hood over. Spaces for dishwasher and twin fridge and freezer. Inset white ceramic sink. Tiled floor and twin feature brick faced walls. Under stairs store cupboard.

**COSY SITTING ROOM. 12' 0" x 10' 4" (3.65m x 3.15m)**

Recess for log burner. (Current log burner not in use)

**COVERED PASSAGE LEADS TO:****UTILITY ROOM. 12' 9" x 4' 0" (3.88m x 1.22m)**

Appliance spaces and fitted cupboards.

**REAR LOBBY.** with W.C. off. Door to garden.

**OFFICE. 11' 7" x 7' 7" (3.53m x 2.31m)**

Rural view.

**FIRST FLOOR**

**SPLIT LEVEL LANDING.** Loft hatch.

**BEDROOM 1. 12' 3" x 12' 2" (3.73m x 3.71m)**

Open view. Fitted wardrobes along one wall

**EN-SUITE BATHROOM.**

Part tiled walls. Crisp white suite of panelled bath with shower attachment, basin in marble surround and close coupled W.C. Heated towel rail.

**BEDROOM 2. 12' 3" x 12' 2" maximum (3.73m x 3.71m)**

Open view. Fitted wardrobes along one wall. Corner basin.

**BEDROOM 3. 9' 10" x 9' 7" (2.99m x 2.92m)**

Fitted wardrobes along one wall. (One houses the gas boiler)

**BEDROOM 4. 9' 7" x 9' 2" (2.92m x 2.79m)****HOUSE BATHROOM.**

Part tiled walls. Four piece suite of bath with shower and shower screen, pedestal basin, close coupled W.C. and bidet. Heated towel rail.

**GARAGE & PARKING.**

**PAVED PARKING AREA.** with right of access to the adjacent Flavel Chapel leads to:

**GARAGE. 17' 7" x 9' 0" (5.36m x 2.74m)**

Automatic up and over door, power and light.

**ENTRANCE & GARDEN.**

The house is approached through an arched entrance with gently rising steps leading to the entrance terrace with raised borders and flint chippings.

To the side of the house is a delightful level garden. Lawn flanked by raised edge border plus a raised timber deck with a rope balustrade. Additional steps give direct access to the parking area.

**GARDEN STORE.**

**COUNCIL TAX: F**

**EPC RATING: E**

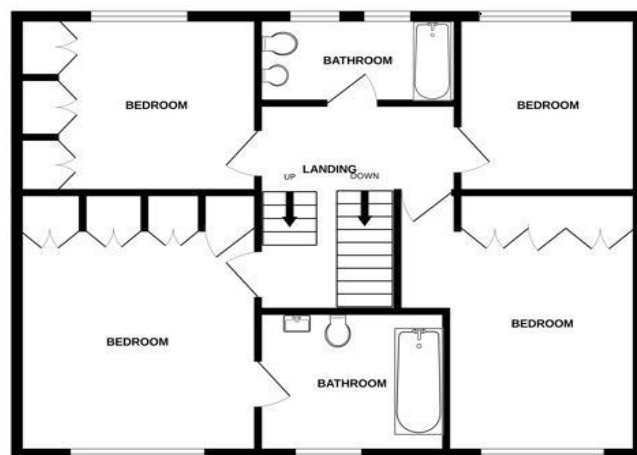


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

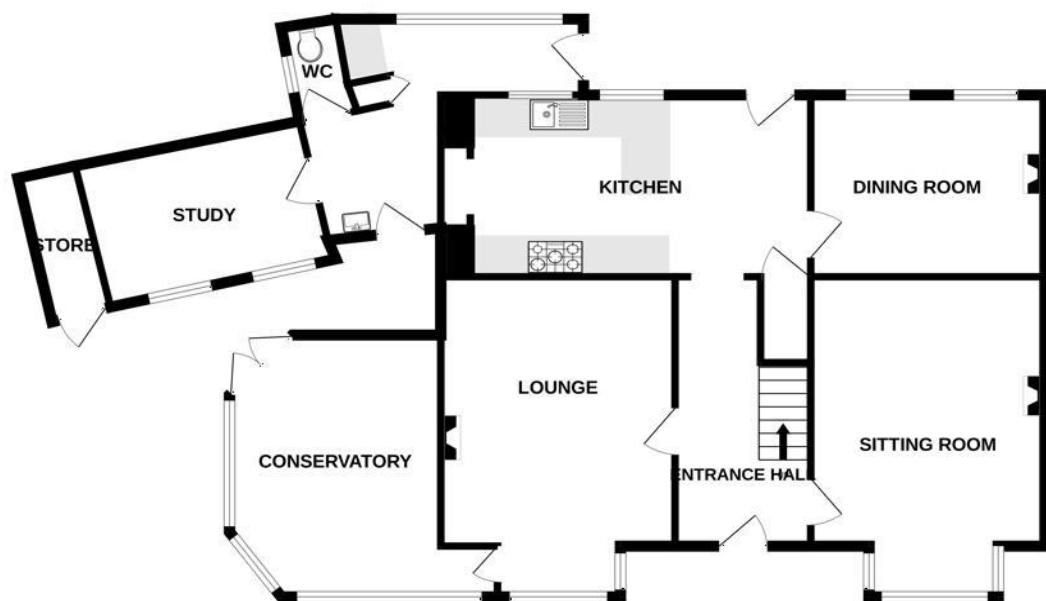
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1ST FLOOR  
70.1 sq.m. (755 sq.ft.) approx.



GROUND FLOOR  
107.2 sq.m. (1154 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

## Stoke Gabriel Road, Galmpton, Brixham, TQ5 0NQ



One of Galmpton's landmark houses. An outstanding **DOUBLE FRONTED VICTORIAN FOUR BEDROOM DETACHED HOUSE** standing above Stoke Gabriel Road enjoying open views over the heart of the village with a rural backdrop beyond. The property has been the much cherished home of the current owner for over 30 years. It offers well-proportioned accommodation. The front door opens to an impressive entrance hall flanked by the two principle reception rooms - one leading to the feature conservatory overlooking the garden. There is a large fitted kitchen/breakfast room with a cosy sitting room off. The ground floor is completed by a utility room, separate W.C. and office (with its own access). Upstairs are four double bedrooms, three with fitted wardrobes, generous size en-suite bathroom and house bathroom. The main windows are fitted with uPVC double glazing. The principle rooms have retained their original ceiling cornices and central roses. There is gas fired central heating. There is a parking area and garage at road level. The southerly facing garden to the side of the house is a delight with its lawn, raised borders and deck all enjoying the village and rural view. A rare opportunity to purchase a special village home.

**£850,000 Freehold**