

**GROUND FLOOR.**

Composite entrance door opens to:

**ENTRANCE HALL.**

Wood effect flooring. Cloaks cupboard.

**GROUND FLOOR SHOWER ROOM/W.C.**

Comprising double size shower enclosure with bi-fold entry door. White modern vanity unit with inset hand basin and concealed flush W.C. Double glazed window. Extractor fan. Radiator.

**GROUND FLOOR BEDROOM 3/OFFICE. 12' 5" x 8' 1" (3.78m x 2.46m)**

A flexible room which is currently set up as a bedroom/study, but originally used as a reception room with double doors to the living space with glazed feature window above in the semi-vaulted ceiling. Vertical wall radiator. Double glazed window to the side aspect.

**KITCHEN. 13' 6" x 10' 3" (4.11m x 3.12m)**

Beautiful fitted kitchen with white granite working surfaces, up stands and window ledges. Under-mounted Belfast sink with mixer tap over along with boiling water tap. Island with Breakfast Bar and fitted wine rack. Integral dishwasher and wide recess for American style Fridge/Freezer. Built in 'Neff' ovens/grill. Five burner gas hob with cooker hood over. Walk in shelved pantry cupboard. Useful under stairs recess space. Wood effect flooring. Two double glazed windows.

**LOUNGE AREA. 12' 6" x 13' 6" (3.81m x 4.11m)**

Wood effect flooring continuing through to this cosy T.V. area. Fire recess with slate hearth and fitted wood burner. Vertical wall radiator.

**DINING/SEATING AREA. 20' 8" x 8' 7" (6.29m x 2.61m)**

A superb addition to the house with vaulted ceiling feature having two Velux windows and double glazed window and wide French doors opening to the raised terrace and gorgeous rear garden, The view across the garden to the countryside beyond is lovely. Traditional style radiator and vertical radiator. Wood effect flooring.

**FIRST FLOOR.**

Staircase with split landing and centrepiece window with deep display cill.

**BEDROOM 1. 13' 5" x 10' 0" (4.09m x 3.05m)**

Wood effect flooring. Vertical wall radiator. Double glazed window to rear enjoying super views across Galmpton towards the countryside at Hillhead. Door to: **WALK IN WARDROBE**-Good size space with shelving and hanging space.

**BEDROOM 2. 11' 1" x 8' 6" (3.38m x 2.59m)**

Double glazed window to side aspect. Traditional style radiator. Wood effect flooring. Mirrored front sliding wardrobe doors opening to deep wardrobe space again with ample hanging space and shelving along with wall mounted Worcester boiler.

**SHOWER ROOM/W.C.**

Comprising: Shower enclosure with fitted shower. Half pedestal washbasin and close coupled W.C. Part Tiled/Panel walls. Extractor fan. Bathroom cupboard. Traditional style heated towel rail. Double glazed window.

**OUTSIDE.****FRONT.**

Good size brick paved parking area to front providing ample off road parking space. Raised flowerbed. Steps down to path which leads around the front to both sides of the house.

On one side there is a useful **UTILITY/STORE** with power and light along with plumbing for washing machine.

A pedestrian gate to the other side opens to the rear garden.

**REAR GARDEN.**

A stunning rear garden enjoying a sunny southerly aspect and views across to the countryside. A paved terrace adjacent to the rear of the house enjoys a vista of the garden and steps lead down to a paved seating/al fresco dining area, next to the pretty pond and waterfall feature with rockery surrounds.

A lawn with shaped flowerbeds, using wood sleepers, planted with an array of shrubs, fruit trees and plants leads to an archway which connects to a **WORKSHOP 9'9" x 11'8"** with light & power points. This could be converted into a home office or studio if required. The workshop has double glazed French doors to the front.

Kitchen garden with raised flower and vegetable beds. The garden has a selection of external power points.

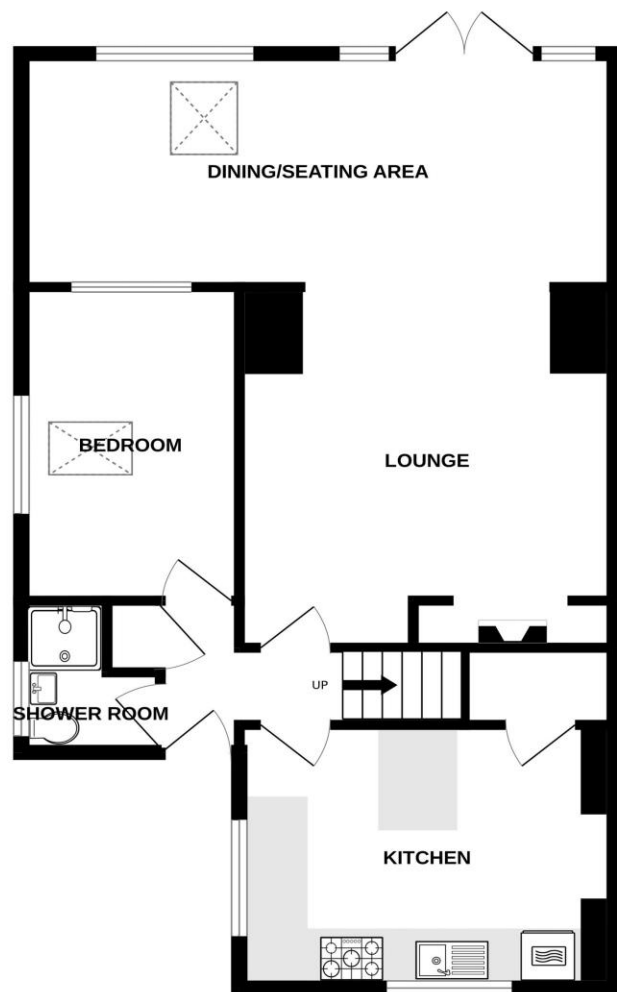
**COUNCIL TAX BAND: D****EPC RATING: D**

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.

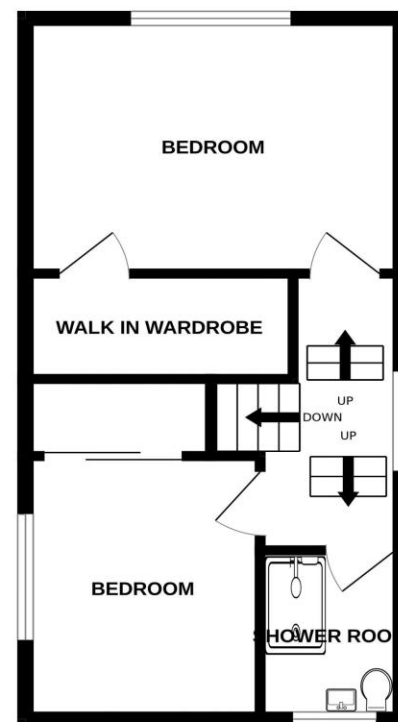
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GROUND FLOOR  
63.6 sq.m. (685 sq.ft.) approx.



1ST FLOOR  
34.3 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 98.0 sq.m. (1055 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.  
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LAYOUT GUIDE ONLY – NOT TO SCALE

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



Located in the heart of Galmpton village, this fabulous family size **HOUSE**, which is virtually detached, (being only connected to its neighbor by a small section of wall) has undergone comprehensive updating and re-modelling in recent years and now offers a superb, modern home, there are many features, too numerous to mention. The spacious, extended, open plan living space gives open views across the garden and village to the countryside beyond and a stunning high quality kitchen/breakfast room, a ground floor bedroom/study (which can easily revert to a secondary reception room) is also on the ground floor along with a shower room/w.c. The first floor has a family bathroom and two double bedrooms, one with a walk in wardrobe and beautiful views to the rear. Ample parking is provided at the front and the southerly facing rear garden is absolutely stunning! There is ample storage with a good size workshop/store at the bottom of the garden, which could be converted into a home office if required and utility/store to the side of the house. This highly desirable village offers many amenities, village shops, highly regarded primary and grammar school and a lively community. The River Dart and Galmpton Creek are close-by for boating enthusiasts.

**£525,000 Freehold**