



9 Galmpton Farm Close, Galmpton, Brixham, TQ5 0NB
Freehold House - Terraced
Asking Price £279,950

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Situated in the picturesque village of Galmpton, this charming limestone-built cottage offers an ideal combination of rural tranquility and modern convenience. Nestled within the sought-after development of Galmpton Farm Close, the property is deceptively spacious and perfect for family living or entertaining. The heart of the home is the large open-plan living area, which provides ample space for both lounge and dining furniture. Adjacent to this is a well-equipped kitchen, offering plenty of worktop space and storage, ideal for preparing meals for gatherings or day to day family life.

A highlight of the property is the bright and airy conservatory, located just off the main living space. This room enjoys open views across the village, with the countryside and fields forming a backdrop. The ground floor also features a convenient cloakroom, situated off the entrance hallway, adding a practical touch for everyday living.

Upstairs, the property continues to impress with a spacious and light-filled landing, which houses an airing cupboard with a modern pressurised hot water cylinder. The family bathroom is very functional, offering a full-size bath with a shower over, a WC, and a washbasin. Two double bedrooms complete the first floor, each with their own charm. The second double bedroom, though slightly smaller, is generously proportioned with space for additional furniture and boasts lovely views of the village and surrounding countryside. The principal bedroom is particularly impressive, featuring built-in wardrobes, a walk-in wardrobe, and vaulted ceilings, enhancing the sense of space and character.

Outside, the rear garden is designed for low maintenance, primarily paved and offering a practical storage area beneath the conservatory, perfect for patio furniture or gardening tools. At the front of the property, the communal courtyard leads to the garage, which is the second on the right upon entering the development. The garage benefits from natural light and vaulted ceilings, providing extra storage options.

The village of Galmpton is highly desirable, offering a serene setting near the creek and the River Dart, which is perfect for boating enthusiasts and nature lovers. The area boasts scenic walks through the countryside and along the river, ideal for outdoor enthusiasts. Galmpton is also home to outstanding educational facilities, including Churston Grammar School and Galmpton Primary School, which was recently rated "Outstanding" by Ofsted. This idyllic location combines the charm of village life with easy access to amenities and excellent schools, making it a fantastic place to call home.

Council Tax Band: C



- 2 Double Bedrooms
- Practical Conservatory
- Great Village Location
- Double Glazing

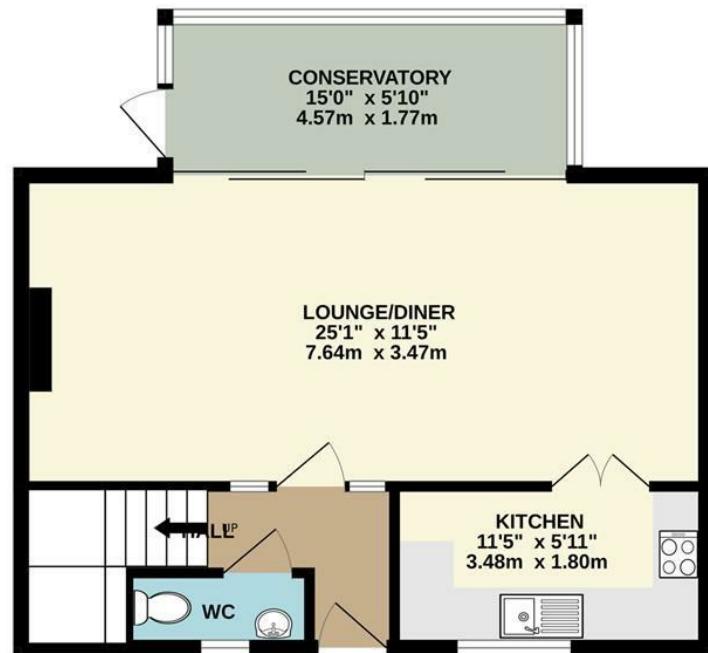
- Large Living Room
- Handy Garage
- Electric Heating and Hot Water
- Chain Free







GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



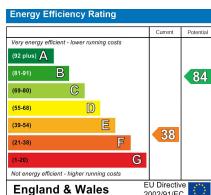
1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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: F



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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