



Chestnuts 5 Manor Court, Galampton, Brixham, TQ5 0EH
Freehold Barn Conversion
£575,000

boycebrixham
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Tucked away within the exclusive and highly sought-after Manor Court development in the heart of Galmpton, 'The Chestnuts' is a truly individual barn conversion offering an exceptional blend of character, comfort and lifestyle. Forming part of a carefully converted collection of former 19th Century farm buildings, this charming home enjoys a peaceful setting surrounded by beautifully maintained communal grounds and a picturesque central courtyard, all just moments from the village amenities and the stunning River Dart nearby.

Kiln Road gently winds down from the village towards Galmpton Creek, where scenic waterside walks, popular 'Creek' restaurant, a marina, boatyard and breathtaking views across the river to Dittisham create an enviable South Devon setting. The village itself offers a welcoming community atmosphere with local shops, sub-post office and the well-regarded Manor Inn all within easy walking distance, making this a perfect home for those seeking both tranquillity and convenience.

Internally, the property has been well-maintained and offers spacious, well-balanced accommodation throughout. A welcoming entrance hall leads to a beautifully proportioned lounge featuring a character stone fireplace with living flame gas fire and French doors opening into a substantial conservatory and dining room. This wonderfully versatile space enjoys views across the private gardens and creates an ideal environment for entertaining or simply relaxing whilst enjoying the peaceful surroundings.

The fitted kitchen combines practicality with timeless styling, offering ample storage, integrated cooking appliances and a sociable breakfast bar. There are three comfortable bedrooms in total, including an impressive principal bedroom with a modern en-suite shower room. The remaining bedrooms enjoy pleasant outlooks over the rear gardens and are served by a well-appointed family bathroom.

One of the true highlights of 'The Chestnuts' is the delightful private rear garden, enjoying a sunny southerly aspect and idyllic rural backdrop. Beautifully arranged with generous lawns, mature planting, stone walling, patio seating areas and a charming water feature, the garden offers a wonderful sense of privacy and seclusion. Further benefits include a double garage, additional parking area and the reassurance of professionally maintained communal grounds within this unique courtyard development.

Council Tax Band: E



- Unique Galmpton Barn Conversion
- Three Double Bedrooms
- Offered With No Onward Chain

- Beautiful Garden & Surroundings
- Double Garage & Parking
- Freehold - Council Tax Band E



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GROUND FLOOR
1245 sq.ft. (115.6 sq.m.) approx.

OUTSIDE
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 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			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) 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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