



Greenway Road | Galampton | Brixham | TQ5 0LZ

Asking Price Of £675,000

A 4 bedroom detached cottage situated in the heart of Galampton village. This stunning and unique home has a 'wealth of charm and character'. There are many original features as well as extensions and improvements during the years including a modernised kitchen leading to a sun/breakfast room, a utility room, a bedroom and en suite shower room and an adjoining garage. The well appointed gardens surround the house and there are 4 Stone outbuildings included (details to be found below).

- A FOUR BEDROOM CHARACTER RESIDENCE
- GALMPTON VILLAGE LOCATION
- LARGE GARDENS
- OUTBUILDINGS
- DRIVEWAY AND GARAGE

Oak front door to:-

HALLWAY Stairs to landing.

SITTING ROOM Stunning Victorian fireplace with open grate. uPVC double glazed windows. Wall lights. Central heating radiator.

DINING ROOM Feature fireplace with inlay. Central heating radiator. uPVC double glazing. Display shelving. Under stairs cupboard.

KITCHEN/BREAKFAST ROOM Mid oak kitchen units with granite worktops. Extensive cupboards. Double oven, microwave and separate gas hob. Space for fridge. Radiator. Designer statement tiles on wall. Floor of hand made Spanish tiles. Three steps up to:-

BREAKFAST AREA Feature beams and vaulted mainly glass ceiling with electrically operated fan lights. Double glazing and under floor heating. Spanish tiles. Door to middle garden.

UTILITY ROOM Matching larder cupboard. Natural tiled flooring. Plumbing for washing machine. Spanish tiled floors. Door to side.

CLOAKROOM Low level WC. Small wash hand basin. uPVC double glazing.

LANDING Stairs from front door lead up to this. Original brass stair rods. Entrance to loft.

MASTER BEDROOM Feature fireplace with open grate. uPVC double glazing. Walk in wardrobe and central heating radiator. Picture window to village.

BEDROOM TWO ENSUITE Double aspect room with uPVC double glazing and delightful views across the village and countryside. Central heating radiator.

ENSUITE Refitted modern suite comprising shower cubicle with shower, vanity basin and low level WC. Chrome heated towel rail. Spot lighting. Fully tiled. uPVC double glazing.

Address 'Greenway Road, Galmpton,
Brixham, TQ5 0LZ'

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating '61 | D'

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BEDROOM THREE Range of built in wardrobes. Central heating radiator. uPVC double glazing and Wall bookcase. Views over front garden.

BEDROOM FOUR/STUDY Central heating radiator. uPVC double glazing. Cupboard plus airing cupboard and hot water tank. Computer bench.

BATHROOM Most attractive original avocado green coloured suite with large pedestal basin and panelled bath. Half tiled. uPVC double glazing and central heating radiator.

OUTSIDE Driveway from five bar gate onto:-

GARAGE Power and lighting, metal up and over door. Worcester gas boiler for central heating and domestic hot water.

OUTBUILDINGS Roomy stone barn with windows and loft (previous planning permission give to turn it into a room for family use). Stone shed with new roof suitable for work at home office. Old piggery made into a greenhouse/potting shed. Privy in need of restoration but plumbed in.

FRONT GARDEN Front garden with cobbled path from designer iron gate to front door with lawned and well stocked garden borders.

REAR GARDEN Middle garden at side of house with decked seating area and shrubs and lawn. Boarded by high stone wall. Path to gate opening to large upper garden/orchard. Vegetable patch and apple, plum, mulberry and fig trees. Also raspberries and rhubarb, boarded by stone walls.

AGENTS NOTE The overall plot size is in excess of 1/4 of an acre.

AGENTS NOTE Please be aware the first photograph in this reel is an artist impression.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.