Langdon Lane, Brixham, Devon, TQ5 0PH
Freehold House - Detached
£430,000

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email **property@ljboyce.co.uk** call **01803 852 736**

A rare opportunity to purchase a family home in the sought after village of Galmpton. A detached house, extended offering generous accommodation and a well proportioned garden. Also enjoying panoramic views over the village to the surrounding countryside and further towards Dittisham. Notably located in the highly prized catchment area of both Churston Grammar School and Galmpton Primary School.

The house - built circa 1930 - originally part of the Greenway Estate - is ideally placed to enjoy both Torbay and the Dart Estuary. Galmpton lies between beaches (Broadsands and Elberry Cove) and the beautiful Dart Estuary - so many fantastic coastal and river walks to hand. There are local shops in the village and at Churston Broadway parade (approx half a mile away). Both Brixham centre and Paignton are within two or three miles.

The house is light and airy with an impressive living space which overlooks the garden areas. There is a cloakroom/wc and separate utility room on the ground floor. On the first floor are 4 double bedrooms. Bedroom 1 has an en-suite bathroom and walk-in wardrobe and there is also a modern contemporary family bathroom.

The kitchen door opens to a decked patio/dining area with raised timber beds and a gravel path leads to the south facing garden which has been recently landscaped. Outside the south-facing garden has been recently landscaped. There is a large well designed terrace which has been laid to limestone paving with a view of the lower area of the garden and out over the village and fields. Hedging provides privacy surrounding the garden and fencing to the side gives access to driveway parking at the front .

Internal viewing is strongly advised to appreciate the size and the views. This property will attract families or couples wanting that extra space.

Council Tax Band:
Map reference:

4 2 2

- Central Village Location
- Good Size Living Space
- Views Over Surrounding Fields & Out Towards Dittisham
- South Facing Garden Recently Landscaped
- Off Road Parking
- Superb Family Home

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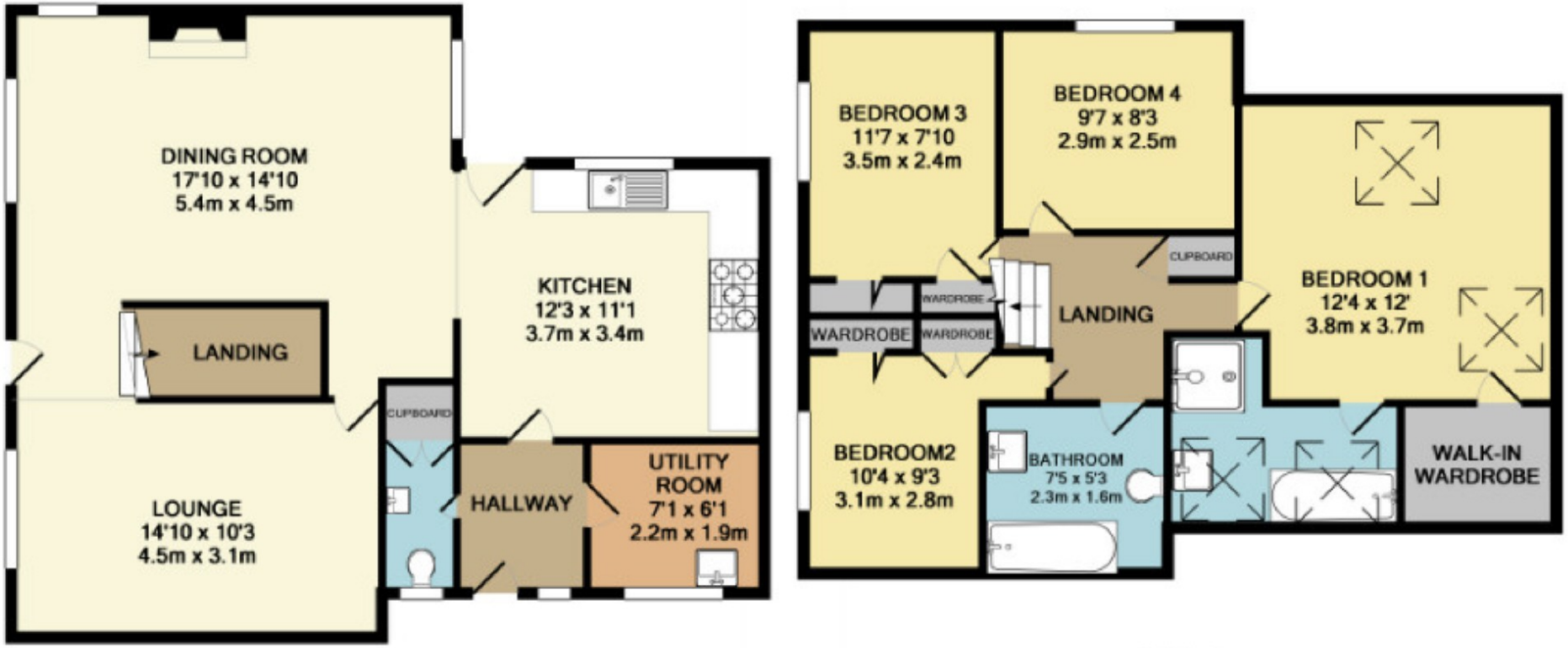

GROUND FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(55.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1247 SQ.FT. (115.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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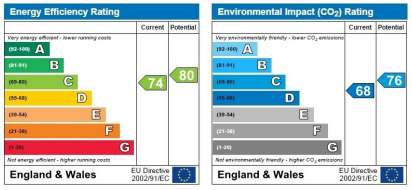
Current EPC Rating: C



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