



2 Manor Bend, Galmpton, Brixham, TQ5 0PB  
Freehold Bungalow - Detached  
Asking Price £1,100,000

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This remarkable home stands as an exemplary model of a complete renovation - employing some of the finest modern materials, custom fixtures and fittings available. This fully remodeled and architecturally designed residence has evolved far beyond its original bungalow heritage. This "Grand Design"- inspired home showcases ingenious features, including a cantilever extension from the vaulted kitchen-diner, seamlessly connecting the interior with the outdoors through 'Sunflex' sliding patio doors.

The property's amenities have been greatly enhanced, featuring a brand-new heating system with zonally controlled underfloor heating throughout the ground floor, powered by a new Worcester Bosch boiler. The hot water supply is provided by an energy-efficient, high-pressure hot water cylinder. Oak flooring graces the entire property, complemented by solid internal doors and bespoke Crittal-style matte black French doors that lead from the entrance hallway to both the kitchen-diner and lounge.

Additionally, the property benefits from a smartly designed second floor - accessible via a bespoke oak staircase adorned with exposed steel structural beams. This floor boasts a mezzanine flooded with natural light, providing valuable added living space. A spacious third double bedroom is also found on this level, along with direct access to the boarded loft space.

The property has undergone a full rewire, including new 'Cat 5' cabling throughout. It boasts smart automated room controls accessible via tablets, smartphones, and virtual assistants like Alexa and Google. Remote-controlled blinds and Velux windows ensure effortless operation and automation. The property has also been equipped with a rainwater harvesting system - fully automated for convenience and supplying water to all the WC's, garden, and garage sink. The automated system switches to mains water if it ever runs out of water.

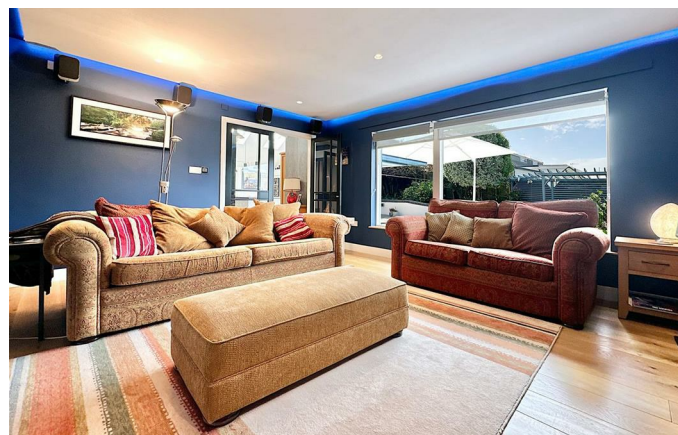
The stunning kitchen-diner is a paradise for culinary enthusiasts and an ideal space for hosting guests in an impressive, inviting environment. The System Six kitchen conceals a "hidden" pantry, offering ample storage space and additional worktop area for discreetly storing appliances. It is equipped with a splendid array of Neff appliances, including dual ovens, a microwave, dishwasher, and an induction hob with an integrated downdraft ventilation system that vents externally. Quartz countertops with concealed smart lighting elegantly illuminate the recessed handle areas. The main island features a Franke instant boiling tap and a matching conventional tap at the other sink.

The spacious living room is perfect for those seeking a home entertainment system. It is pre-wired for a 9.1 surround sound speaker system, boasts a fitted bookcase, and has a built-in home entertainment cabinet for easy cable management. For cozy evenings, a contemporary Flamerite inset fire serves as a central focal point. The room benefits from blackout blinds and mood lighting, creating the ideal ambiance for movie or sports nights.



- Architectural "Grand Designs" Style Home
- Underfloor Heating & Smart Controls
- Spacious Living Room, Pre Wired For Home Entertainment System
- Luxurious Primary Bedroom With Walk-In Wardrobe And En-Suite

- Complete Renovation With Modern Materials & Bespoke Fixtures
- Stunning Kitchen Diner With Neff Appliances & Quartz Countertops
- Versatile Fourth Bedroom OR Home Office Option
- Beautifully Landscaped Gardens & Garden Room



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For those who work from home, the property offers multiple options. A generously sized home office on the ground floor could easily be converted into a fourth bedroom if needed, allowing the mezzanine above to serve as a home office or study space.

The primary bedroom is exceptionally spacious and includes fitted blackout blinds, a walk-in wardrobe, and a spacious en-suite bathroom with a freestanding double-ended contemporary bath and a separate shower cubicle featuring a Mira Platinum digital dual shower. Both the bathroom and dressing room enjoy vaulted ceilings and abundant natural light.

The second bedroom is perfect for visitors and guests, complete with its own built-in dressing area leading to an en-suite shower room fitted with the same high-quality Mira shower as the primary bathroom. The second bedroom features a square bay window with corner glass detailing, maintaining the property's clean lines throughout.

The ground floor also houses a separate shower room with an en-suite feature (ideal for use by the study room if a fourth bedroom is required). This additional shower room is elegantly tiled with quality Porcelanosa tiles throughout, featuring a wet room floor system that makes it ideal for easy maintenance. Adjacent to this, there is a spacious utility room with ample space for white goods and extensive built-in storage. Sliding doors provide access to the smart heating and hot water system, including the pressurized hot water cylinder and rainwater management systems. A glass-to-corner square bay window overlooks the Belfast sink, offering a view of the secluded front garden.

The first floor accommodates the third large bedroom and the useful mezzanine space mentioned earlier. Beyond this space, a door leads to the boarded loft area, benefiting from natural light and easy access to property services.

The property also includes a substantial integral double garage with an automated Hormann sectional motorized door. Ample parking is available on the front driveway for several vehicles. Low-maintenance pathways wind through the lawned front garden, featuring a potting shed. On the opposite side of the building, a concealed bin storage area with lighting is tucked away.

The rear garden is a masterpiece! Beautifully finished with high-quality patio areas that seamlessly connect to the kitchen-diner. Stainless steel land drains between the transitions ensure efficient drainage. A shaped lawn provides a colorful backdrop, adorned with an array of quality planting. A sweeping path made of stepping stones leads under the pergola to a lower terrace, where you'll find the stunning Garden Room. This fully insulated, multipurpose room boasts sliding patio doors, a motorized sun blind, and its own cloakroom WC and entrance porch area. This space is ideal as an independent guest bedroom, a home studio, or a perfect spot for entertaining as the evening temperature drops.



**Council Tax Band: F**



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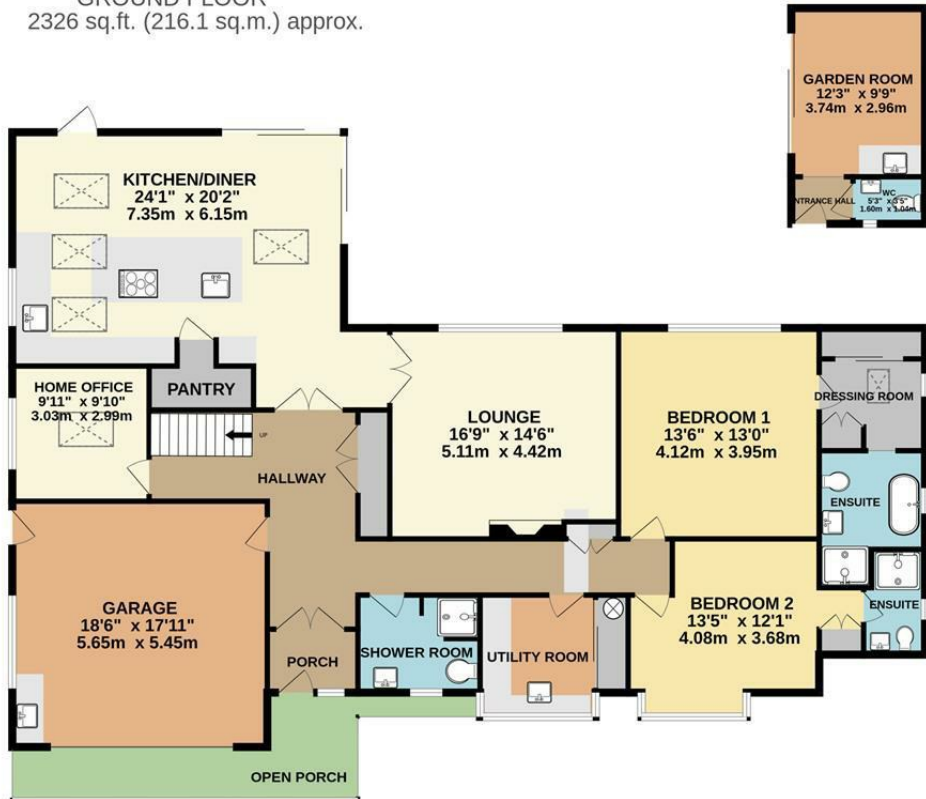
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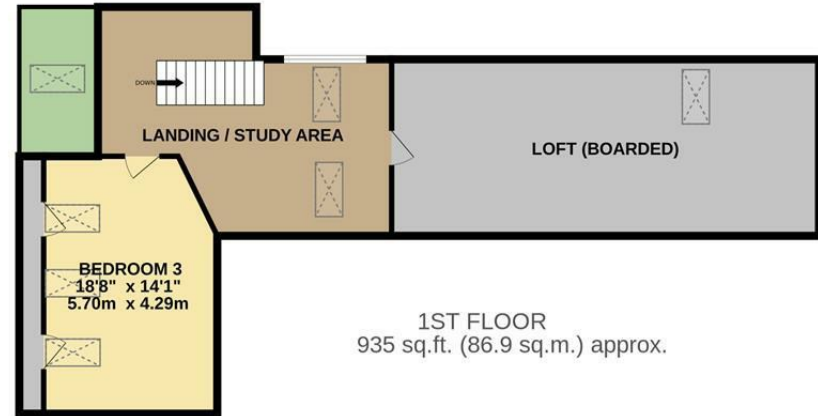
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GROUND FLOOR  
2326 sq.ft. (216.1 sq.m.) approx.



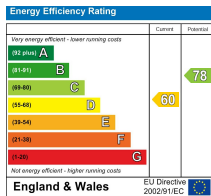
TOTAL FLOOR AREA : 3261 sq.ft. (303.0 sq.m.) approx.

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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1ST FLOOR  
935 sq.ft. (86.9 sq.m.) approx.

Current EPC Rating: D



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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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