



14 Slade Lane, Galampton, Brixham, Devon, TQ5 0PD  
Freehold House - Detached  
£695,000

**boyce**brixham  
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A beautifully finished three bedroom detached house located on Slade Lane - just a leisurely stroll up from the heart of Galmpton which is a fantastic Devonshire village with easy access to Torbay and all it has to offer. The village enjoys all the traditional amenities associated with semi-rural living including a popular pub at The Manor, a family butchers and convenience store with sub-post office. There is easy access down to the River Dart and the National Trust's Greenway estate. There is also an 'outstanding' primary school in the village as well as the esteemed Churston Grammar School just a ten-minute walk away.

The property itself has undergone a considerable programme of works, transforming it into a high quality and versatile family home. Entering the property, you are greeted with a colourful, light-and-bright entrance hall, with impressive WC just off. Original terrazzo floor tiles lead through to a very welcoming space leading off to all the principal downstairs accommodation. To the rear of the ground floor is a spacious living room, dual aspect and flooded with light owing to its Southerly aspect. Sliding doors lead out to a terrace above the rear garden taking in a beautiful view of the Devon hills over the charming village setting. There is a spectacular kitchen/dining room flanking the right-hand length of the property, boasting a hugely impressive, and high quality kitchen to the front. Adorned with unique granite worktops, ample cupboard space (including a luxurious pantry cupboard!) and premium appliances. The dining area is stylishly finished and enjoys another view South from the large picture window. There is also a handy utility room to the left of the ground floor, offering further worktop and cupboard space, along with access to the rear garden.

Upstairs, there are three hugely impressive double bedrooms including a spectacular master suite with built in wardrobes, a versatile study/dressing room before one of the best ensuite shower rooms that we've seen! There is also a stunning family bathroom - again finished to the highest quality and to a contemporary style with striking chevron tiles.



- Exceptional Galmpton Property
- Double Garage With Electric Roller Doors
- Two Stunning Designer Bathrooms + WC
- Beautifully Presented Throughout

- Detached, With Three Double Bedrooms
- Private, South Facing Landscaped Rear Garden
- Highly Desirable Village Location
- Luxury Kitchen / Dining Room With Views!



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Outside, the property continues to impress! The frontage offers plenty of kerb appeal with a striking green composite front door and two electric garage roller doors behind ample driveway parking for three cars and colourful borders. The rear garden has been fully landscaped to accompany its South facing aspect with a thoughtful produce area (with 'Halls' greenhouse) before opening up to a good sized, private and sunny space, set over a raised lawn with beautiful patio area below. A very peaceful and well-curated garden which is colourful and ready to enjoy all year round. There is also the terrace from the lounge with premium 'Haus' exterior sun awning. The double garage has been sympathetically separated into a conventional single garage alongside a super hobby room, with separate garden storage area.

A list of the main works carried out by the current owners includes a new gas central heating system (inc radiators and pipework throughout), new double glazed windows, reconfiguration of the ground floor layout and installation of the new kitchen and utility room, engineered oak flooring to the ground floor with new carpets upstairs. installation of 'Neville Johnson' oak staircase, two new designer bathrooms, along with a full programme of redecoration. The garden has been significantly landscaped and planted, and the outside of the property has also been repainted.

**Directions:**  
 (From Brixham) Pass Churston Station and do not take the first two left turns to Galmpton, instead take the next left turn by the bus stop into Langdon Lane. Left at the mini-roundabout into Higher Warborough Road and follow the road down to the T-junction with Slade Lane. No14 is immediately in front of you.  
 (From Paignton) Immediately after the Windy Corner traffic lights, take the right turn into Langdon Lane. Left at the mini-roundabout into Higher Warborough Road and follow the road down to the T-junction with Slade Lane. No14 is immediately in front of you.



**Council Tax Band: F**



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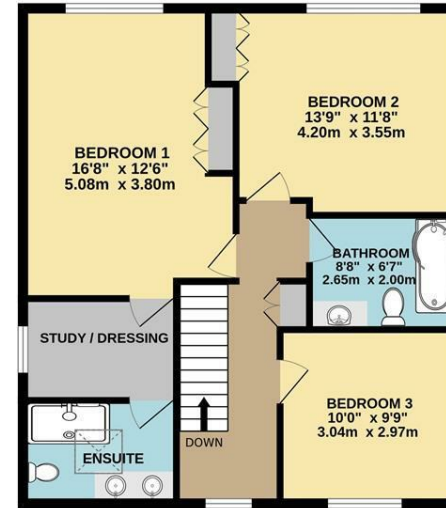
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GROUND FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



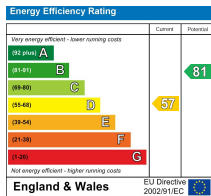
1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1781 sq.ft. (165.4 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: 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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