



Pear Tree Cottage, 31 Greenway Road, Galmpton, Brixham, TQ5 0LZ
Freehold House - Semi-Detached
Asking Price £450,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

An attractive period stone cottage dating back to circa 1870, located in the heart of the village, this property is ideally positioned to enjoy all the amenities of this lovely Devon village. Nestled within the village's conservation area, the cottage boasts great charm, a carport, and a lovely rear garden.

Recently, the property has undergone a major refurbishment and back-to-stone renovation. The cottage has been replastered and remodeled to suit modern living, maximizing the natural light that flows beautifully through the accommodation. The kitchen and bathroom have been modernised sympathetically to maintain the property's style and period, and the current owners have reintroduced period-style metal fireplaces.

The village is well-positioned for access to Brixham, Paignton, and the best of the Bay and River Dart. A short walk takes you to Agatha Christie's home, Greenway House (a National Trust property), and Greenway Quay on the Dart Estuary. Local shops include a general store/sub post office, butchers, and The Manor Inn Pub.

The village is vibrant, with a hall hosting many activities. It features the highly respected Galmpton primary school recently rated outstanding by Ofsted and Churston Ferrers Grammar School nearby. Galmpton also boasts a steam railway station serving Dartmouth (via Kingswear) and Paignton.

Entering the property, the front door leads to a hallway with a ceramic tiled floor, various cupboards, and an attractive staircase with a carpet runner leading to the first floor. The lounge has a pretty exposed stone open fireplace (not currently used), a window seat, and alcove shelving with cupboards looking across to the Jubilee Oak Tree.



- Lovely 100ft Long Sunny Garden
- Very Desirable Village Location
- 2 Doubles + 1 Single Bedroom
- Recently Renovated Throughout

- Car Port To Side & Old Piggery At Rear!
- Lounge, Dining Room + Sun Lounge
- Gas CH & PVCu Double Glazed
- Immediate Vacant Possession



boycebrixham

email property@ljboyce.co.uk call 01803 852736



boycebrixham

email property@ljboyce.co.uk call 01803 852736

The dining room features a period metal fireplace and alcove cupboards. From here, doors lead to a conservatory sun lounge with access to the rear garden. From the dining room you can access the utility room and an open-plan kitchen. The kitchen overlooks the rear garden and features shaker-style base units, oak wood block shelves, a smart ceramic white inset sink, and real oak wood block worktops.

The utility room provides direct access to the rear garden and includes a w.c. and space for a washing machine. The entrance hallway, kitchen, utility room, and conservatory are all finished with smart porcelain tiles, while the lounge is fitted with a good quality carpet.

On the first floor, stunning wooden floorboards are exposed throughout. There are two double bedrooms and a single bedroom, all with pleasant views over the rear garden and village or the Jubilee Oak Tree. Bedrooms 1 and 2 feature period metal fireplaces. The bathroom includes a white suite with a bath (with shower attachment), washbasin, and w.c., complemented by built-in cupboard and smart white tiles.

Outside, there is a small front cottage garden and a covered carport to the side. The rear garden is an impressive size, approximately 100 feet long, with paved patio areas by the house and lawned sections leading to the rear stone boundary. There is an old piggery that could be converted into a studio or workshop (needs renovation).

The garden receives plenty of sun and features a timber deck on one side and a shed. Pretty shrubs, a rose, clematis-covered arches, and a climbing pear tree add charm. There is side access to the garden and a useful store behind the carport.

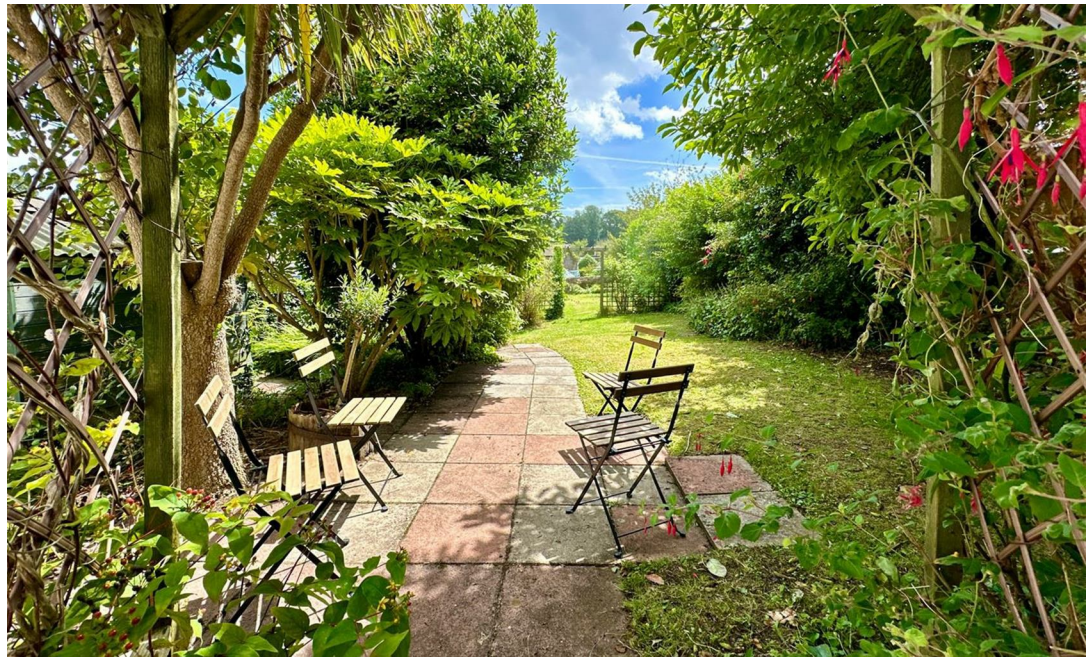


Council Tax Band: D



boyce**brixham**

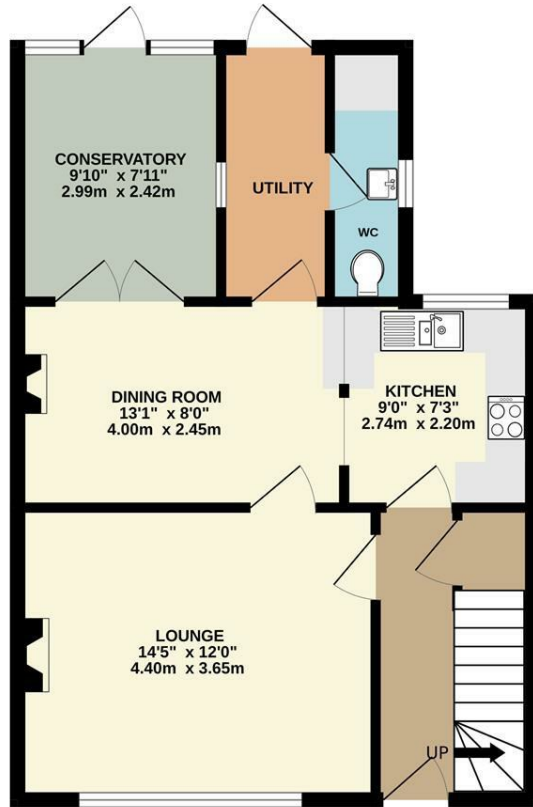
email property@ljboyce.co.uk call 01803 852736



boycebrixham

email property@ljboyce.co.uk call 01803 852736

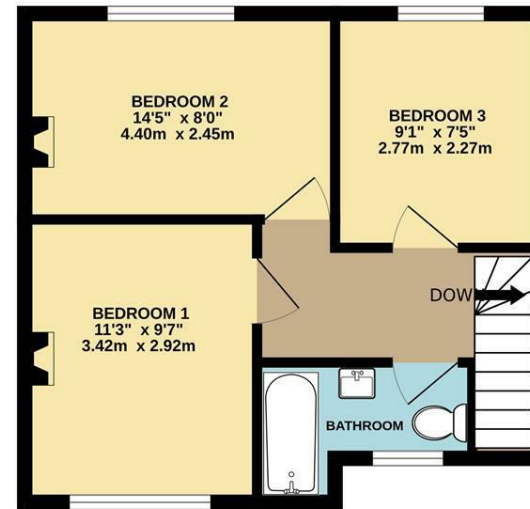
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



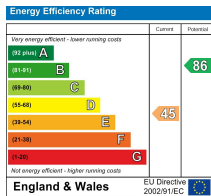
TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

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.
Made with Metropix ©2024

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



Current EPC Rating: E



Find us on



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.

boycebrixham

email property@ljboyce.co.uk call 01803 852736