



Wild Flower Retreat Higher Warborough Road, Galmpton, TQ5 0PF
Freehold House - Detached
£875,000

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An exciting and rare opportunity has arisen to purchase Wild Flower Retreat, a beautifully presented detached home located in the heart of Galmpton – one of Torbay's most sought-after villages. This residence forms part of an exclusive development of just three architecturally designed properties, each finished to an exceptional standard. Built in 2010 and meticulously maintained, the home combines modern energy efficiency with elegant design.

Wild Flower Retreat features the largest living room within the development, boasting a dramatic vaulted ceiling and expansive proportions that create an impressive and welcoming space. Large architectural windows allow for an abundance of natural light, and French doors open onto the south-facing garden terrace, making it ideal for entertaining or relaxed family living.

The kitchen/breakfast room is both stylish and functional, with a range of quality fitted wall and base units, integrated appliances, and sleek contrasting countertops. Southerly views over the garden provide a sunny outlook, while a door opens directly onto the terrace – perfect for outdoor dining or summer gatherings.

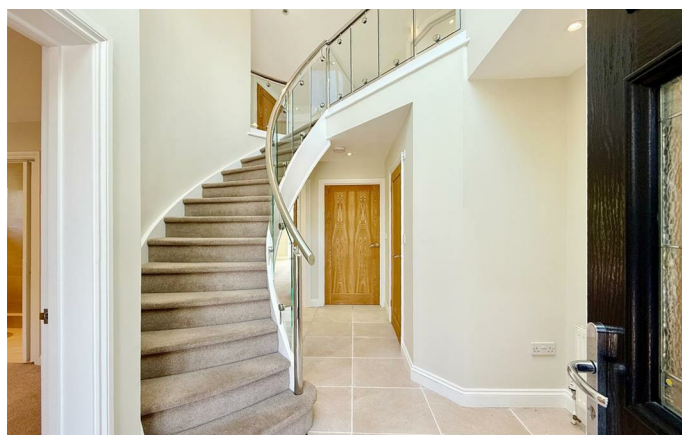
A fourth double bedroom is located on the ground floor and also features its own en-suite shower room, making it a flexible space suitable for guests, older family members, or use as a home office. A stylish cloakroom/WC and a double cloak cupboard are also found on the ground floor, providing practicality as well as comfort.

The kitchen leads to an integral garage, where a utility area has been created with plumbing for laundry appliances. The garage offers secure storage as well as internal access to the home, ideal for modern living.

The current owner has extended the property to create an enlarged principal bedroom suite, now offering space for a king-size bed and generous dressing room furniture. This room also benefits from a quality en-suite shower room and a peaceful front-facing outlook.



- Sought-after village of Galmpton
- Impressive vaulted-ceiling living room
- South-facing garden with decked terrace
- Contemporary kitchen with garden access
- Four bedrooms, three stylish bathrooms
- Extended principal bedroom with en-suite
- Integral garage and gated driveway
- Close to beaches and River Dart





Upstairs, two further double bedrooms offer comfortable accommodation, with one overlooking the rear garden and the other facing the front. These bedrooms share a well-appointed family bathroom, complete with a separate bath and shower. A large walk-in storage cupboard is also accessible from the landing.

The house is set back from the road behind mature hedging and specimen trees, with a gated driveway providing off-road parking and access to the large single garage. A small area of level lawn at the front adds to the attractive and private setting of the home.

The rear garden is south-facing, level, and delightfully private – a rare find. Designed for low-maintenance enjoyment, it features a spacious decked terrace ideal for alfresco dining, as well as a lawn bordered by evergreen hedging. A charming wooden summerhouse offers additional storage or a peaceful garden retreat.

Galmpton is a traditional South Devon village full of character, located between the River Dart and the beaches of the English Riviera. It offers a strong sense of community and excellent amenities including a post office/shop, GP surgery, village pub, and a village hall. Further shops and services can be found at nearby Churston Broadway.

The village is surrounded by beautiful countryside and coastal paths, with local walks including the scenic route to Greenway – Agatha Christie's former holiday home – now managed by the National Trust. Breadsands Beach and Elberry Cove are close by, providing sandy shores and opportunities for swimming, kayaking, and coastal exploration.

Transport links are superb, with local buses running to Brixham, Paignton, and Torquay, as well as to Kingswear for ferry access to Dartmouth. The South Devon Highway connects to Exeter, Plymouth, and the M5, while Totnes, Torquay, and Newton Abbot all offer mainline rail services. With a new boiler fitted in 2023 and mains utilities in place, Wild Flower Retreat offers a rare combination of architectural flair, village charm, and practical living – all just minutes from South Devon's stunning coast.

Council Tax Band: F



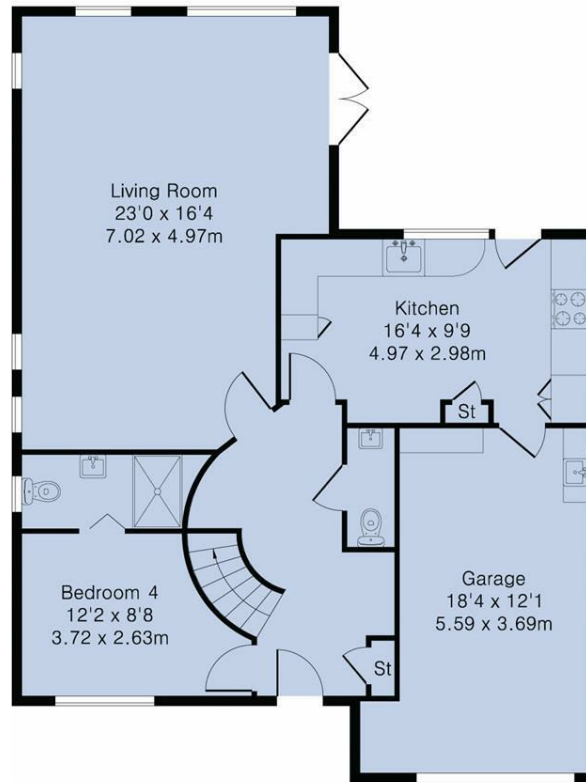
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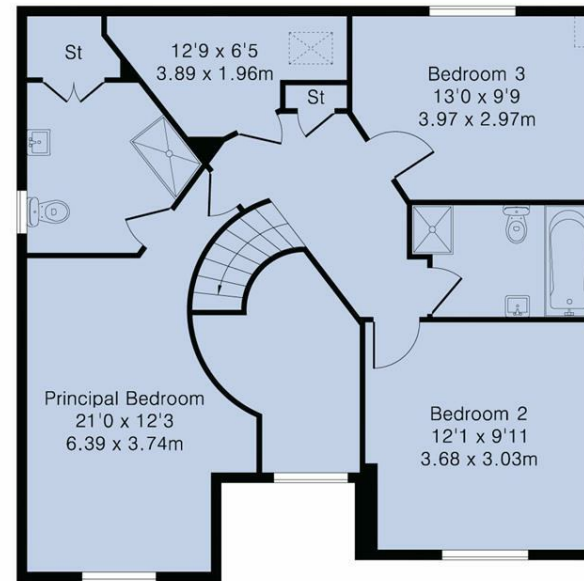
Approximate Gross Internal Area 1803 sq ft - 167 sq m

Ground Floor Area 972 sq ft – 90 sq m

First Floor Area 831 sq ft – 77 sq m



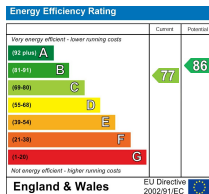
Ground Floor



First Floor



Current EPC Rating: C



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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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