



Jasmine



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Crownhill Crescent, Galmpton, Devon, TQ5 0PS

Brixham: 2.5 miles, Totnes: 7 miles, Exeter: 27 miles

An impressive family home set in a substantial plot in highly desirable village close to the South Coast

- Idealistic Village Location
- 1813 sqft of Accommodation
- 4 Bedrooms
- Off-road Parking
- Freehold
- Charming 20th Century Home
- Super South Facing Views
- 2 Bathrooms
- Level Garden
- Council Tax Band E

Guide Price £775,000

## SITUATION

Crownhill Crescent is situated close to the centre of the historical village of Galmpton, a thriving coastal and picturesque village is centred around the Marina with a general store, post office, butchers and a pub. It borders Torbay and South Hams, and is within easy access to Brixham, Torquay, Dartmouth and Totnes.

It's only a mile to the sandy beach of Broadsands with its many nearby coves, coastal paths, river ferries and the National Trust's Greenway House.

A short distance away are both Churston Golf Club and Churston Steam Train. For families, Churston Grammar school and a popular primary school are nearby too. From Totnes there is the main line to London Paddington.

## DESCRIPTION

Jasmine is a detached family home in an elevated position enjoying views over the village and its surrounding countryside. The property was originally built in the early 1900's and has retained much of the typical features of a house of such age, while benefitting from modern alterations increasing its versatility and size.

Boasting light and spacious accommodation it is equipped with a fine balance of internal and outside space, offering 1813 sqft of accommodation while occupying a substantial and level plot offering optimal family living.



## ACCOMMODATION

Across the ground floor there is underfloor heating together with two substantial and versatile reception spaces. The most notable of which is from the sitting room, situated to the south of the property with a triple aspect it ensures a light family living space while overlooking the garden. A fireplace provides a centre point while sliding doors open onto the substantial decked garden. Towards the front of the house there is an additional reception space currently providing space for an informal sitting room which could be used as a fifth bedroom if required.

The hub of the house is the family kitchen with a range of wall and base units providing ample storage with a central island offering additional workspace, while the room opens out to provide a dining area. There are fitted appliances including two electric ovens and gas hob as well as space for other appliances. In addition, the ground floor features a central utility room and a family bathroom with a separate shower, bath, wash basin and WC.

The first floor features four bedrooms, three of which are double in size. The master and guest bedrooms are situated to the rear of the property and enjoy excellent views across the village and surrounding countryside, with the guest bedroom providing a view to Dittisham. The master bedroom has a dual aspect while benefiting from an abundance of built in storage. The shower room is accessed via the landing and consists of a shower, wash basin and WC.

## OUTSIDE

To the front of the property there is parking for three vehicles plus a single garage with power, lighting as well as side access.

The properties main feature is its wonderful garden; a decked seating area leads from the sitting room providing more than ample seating. Steps lead to a level lawned garden, bordered by hedges with a flower bed providing space for mature trees and bedding plants. Despite the gardens views and aspect, it has retained a high degree of privacy and provides more than ample entertainment space.

Steps lead down to an additional section of garden currently housing a range of 8kw PV panels as well as a garden shed. There is also a rainwater harvesting system together with a 35 cubic metre storage water tank. The total plot of the property is 0.265 acres.

## SERVICES

All mains services connected, plus surplus from the PV panels.

## LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.  
Tel: 01803 201 201. E-mail: fss@torbay.gov.uk.

## VIEWINGS

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

## DIRECTIONS

From the A3022, turn onto Langdon Lane and proceed into Galmpton village. Continue straight over the mini roundabout to stay on Langdon lane and proceed down the hill for a quarter of a mile and take the first left onto Crownhill Crescent; proceed up the hill and the property can be found as the second on the right.

W3W: shopper.headed.overdrive



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Approximate Gross Internal Floor Area = 168.4 sq m / 1813 sq ft  
Garage Area = 22.6 sq m / 244 sq ft  
Total Area = 191.1 sq m / 2057 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	99	100
(122 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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