



Beech Lodge, 5 Orchard Close











# Beech Lodge, 5 Orchard Close

Galmpton, Brixham, Devon, TQ5 0LS

Totnes 7 miles Torquay 6 miles Dartmouth 6 miles

Beech Lodge is a stunning contemporary property, completed in 2022 to exacting standards by the current owners. This exceptional property showcases a modern architectural design, featuring high-quality materials and cutting-edge technology throughout.

- Exceptionally well designed
- 4 double bedrooms
- Superb private and well landscaped garden
- Freehold sale
- Superb attention to detail
- 2 en suite facilities and family bathroom
- Large open plan kitchen/dining room
- Council tax band G

Guide Price £1,250,000

## Stags Totnes

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454 | [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



SITUATION

Galmpton, a thriving coastal and picturesque village, benefits from 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

Set within the quiet cul-de-sac of Orchard Close, the property is approached via a private driveway leading to an electrically controlled entrance gate. Beyond the gate, a generous block-paved drive which leads to the front of the house. A canopy overhang provides covered parking for two large vehicles, with the benefit of three-phase electric supply providing a fast-charge EV point.

This superb detached property extends to over 2,100 sq ft and sits within its well landscaped mature gardens. The exterior of the property seamlessly blends cedar cladding with white-painted rendered walls, while powder-coated aluminium-framed double glazed windows and doors enhance both style and energy efficiency. Whilst not easily visible, the property has a living Sedum roof. For added security, the property benefits from two surveillance cameras and an entrance door camera, easily controlled from the property or from a smartphone.

Adding to the home's smart technology, the house has a smart Rako LED lighting system throughout the main living areas and the exterior of the property. This advanced system allows for customisable mood lighting, including the control of additional five-amp lamp sockets flexible lighting options. This system also controls the remote controlled blinds in the kitchen/dining room and the sitting room and also the electrically controlled entrance gates, all via a smartphone. There is also a separate Sonos sound system with flush ceiling mounted speakers in the Kitchen/Dining room and sitting room. With its seamless blend of contemporary design, high-end finishes, and state-of-the-art technology, Beach Lodge offers a fantastic modern living experience.

ACCOMMODATION

Upon entering, you are welcomed into a spacious open plan reception area, featuring elegant tiled flooring. To the side, bedroom two is a large double room, which is also used as a home office. It offers a bright and versatile space with engineered oak flooring, a triple fitted wardrobe, and an en suite walk-in shower room with contemporary tiling.

At the heart of the home is a stunning open-plan kitchen and dining area. The well designed kitchen is complimented by a white Quartz worktop and includes:

- Two built-in Neff self-cleaning ovens with slide-away doors
- Integrated Caple microwave with a warming drawer beneath
- Silent Bosch integrated dishwasher
- Full-height Bosch fridge and separate full height Bosch freezer
- Integrated wine fridge
- Pull-out larder unit and many soft-close pan drawers
- Central island unit with an induction hob and ceiling-mounted Neff extractor with integrated lighting
- Electronically controlled skylight above for natural light
- Iroko breakfast bar adjoining the large central island

From the kitchen, large tri-fold doors open onto a private central patio, facing due south and seamlessly linking the indoor and outdoor living spaces.

A separate well equipped utility room adjoins the kitchen, featuring additional storage space and plumbing for a washing machine and tumble drier, as well as housing the Ideal Logic gas-fired central heating boiler, providing underfloor heating throughout the house.







The spacious sitting room boasts engineered oak flooring and a striking feature fireplace with a built-in Gazco gas fire. Above, is a recess designed for a wall-mounted television, with concealed wiring leading to a media cupboard that discreetly houses the TV equipment and also the Sonos systems for both the kitchen and sitting room.

Leading through an opening at the far end of the kitchen is the inner hall, which features built-in storage cupboards. One of these cupboards houses the Rako smart lighting equipment, fuse board, and internet connection hardware. A double cupboard contains pressurised hot water tank and the underfloor heating controls.

The main bedroom is a luxurious suite, featuring an en suite bathroom with a rainfall shower and a walk-in dressing room, complete with bespoke hanging rails and ample storage. Trifold doors also provide access out onto the central patio area.

Bedroom four, currently used as a gym, includes a sliding door that opens onto a side courtyard. It also has a built-in desk area concealed behind sliding mirrored doors, with further wardrobes alongside.

Bedroom three also benefits from a sliding door leading to a side patio, enhancing the connection to the outdoor space.

At the end of the hall is the family fully tiled bathroom, which features an automated skylight and a large bathtub with a waterfall tap.

#### GARDENS & GROUNDS

The property boasts exquisitely designed gardens, accessible from the central patio area or via pathways that lead around the sides of the house. The large central patio provides sheltered and private areas to enjoy the garden and to take in the southerly and westerly aspects. At the far end is a tranquil water feature enhances the outdoor ambience. The garden is beautifully landscaped, with well-stocked planting areas and a series of stone steps leading to an elevated patio. Here there are two magnificent copper beech trees which have Tree Preservation Orders placed upon them.

A gravel pathway winds through the garden, passing vibrant flower beds featuring camellias, bay trees, and numerous carefully selected plants. In the far corner is a detached timber studio, currently used as a workshop and for additional storage. This insulated building has power and lighting, and would make an ideal home office, studio for example.

The front and rear of the property has outdoor power sockets and a water connection. The vendors insisted on strategically placed exterior lighting, which is installed beneath the overhang of the roof and within the garden itself to illuminate feature plants.

A discreetly positioned clad bin store is located along the side of the house, and a pathway encircles the entire property, ensuring easy access all around.

#### SERVICES

Mains gas fired under floor heating, mains electricity with 3-phase EV charger, mains drainage and water. According to Ofcom, up to superfast broadband and good mobile coverage is available.

#### DIRECTIONS

Beech Lodge is accessed off Orchard Close, which is at the bottom end of Greenway Road.  
what3words ///rent.bandstand.sudden



# Beech Lodge, 5 Orchard close, Galmpton, Brixham, TQ5 0LS

Approximate Gross Internal Floor Area = 201.7 sq m / 2172 sq ft

Outbuilding Area = 18.0 sq m / 194 sq ft

Total Area = 219.7 sq m / 2366 sq ft

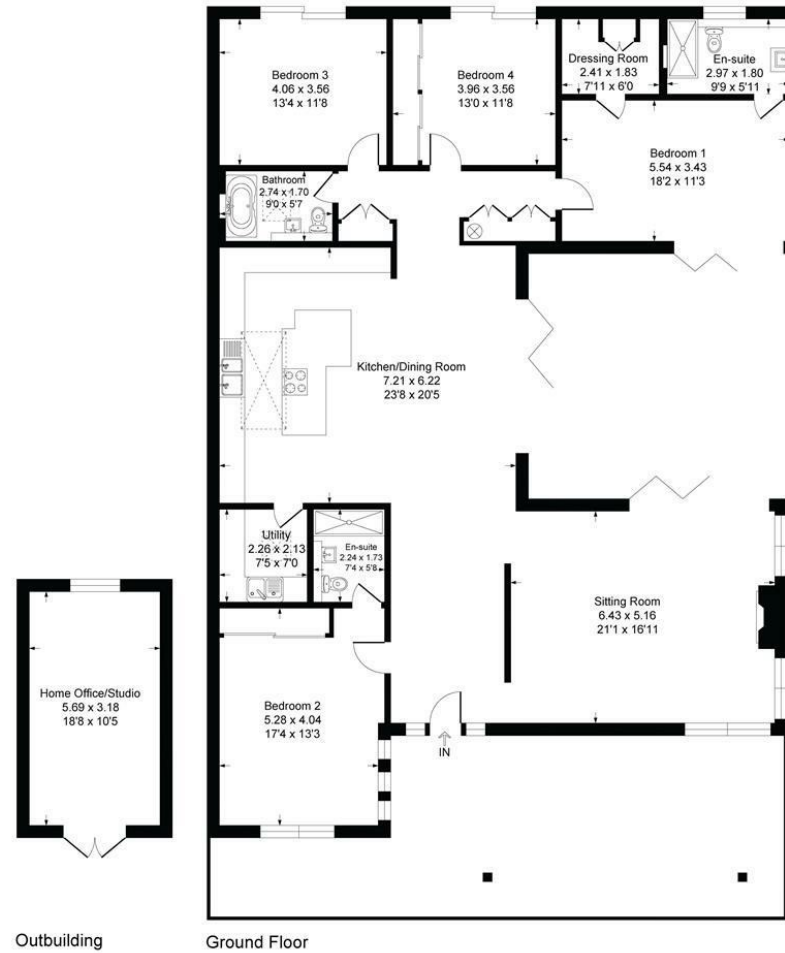


Illustration for identification purposes only, measurements are approximate, not to scale.



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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 89        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |







