

GROUND FLOOR

ENTRANCE LOBBY

uPVC framed double glazed front door. Ceramic tiled floor. Built in cupboard. Space for shoes and coats. Radiator. Glazed inner door to:

RECEPTION HALL

A well proportioned entrance to the house. Oak flooring. Under stairs cupboard. Radiator.

CLOAKROOM W.C

Close coupled W.C. Wall hung basin. Radiator.

LOUNGE 14' 9" x 13' 8" (4.49m x 4.16m) into large square bay window Open views over the village. Somerset limestone fireplace with fitted living flame fire flanked by bespoke oak finished cupboards, book shelving and T.V. stand. Two radiators. Opens to:

CONSERVATORY 11' 8" x 7' 2" (3.55m x 2.18m)

uPVC framed double glazed above a masonry plinth. This room enjoys a super aspect over the garden with twin doors both opening onto the garden. Ceramic tiled floor.

DINING ROOM 12' 4" x 12' 2" (3.76m x 3.71m) into bay window

The dining room links to the lounge by way of a wide arch fitted with discrete sliding doors to separate the two rooms if required. Radiator. Views over the village to the fields beyond.

KITCHEN 10' 2" x 9' 0" (3.10m x 2.74m)

Fitted with a comprehensive range of "limed oak" faced wall and base units with marble effect worktops and ceramic wall tiling. One and a quarter bowl stainless steel sink. Fitted four ring gas hob in recess with cooker hood above. Built in double oven. Space for microwave. Integrated fridge and dishwasher.

REAR LOBBY

Fitted with matching base unit. Plumbed to house the washing machine. Double glazed door opens to side.

PANTRY

A very useful store with fitted shelving and space for the fridge freezer.

FIRST FLOOR - LANDING

Linen cupboard housing gas fired central heating boiler. Loft hatch, boarded walkway with shelving to either side.

LARGE SQUARE LANDING

Linen cupboard housing gas fired central heating boiler.

BEDROOM 1 15' 0" x 10' 10" (4.57m x 3.30m) overall

Delightful open views. Built in double wardrobe. Fitted bedhead unit. Pedestal basin with mirror over. Radiator. Glazed door opens to:



BALCONY 12' 0" x 8' 10" (3.65m x 2.69m) Watch the sun set over the village! Glazed windbreak panels and timber deck boards.

BEDROOM 3 11' 6" x 6' 10" (3.50m x 2.08m) This room and bedroom 4/study were originally one generous double size bedroom and could easily be re-instated as such. Radiator. Open views across the village.

BEDROOM 2 11' 7" x 8' 11" (3.53m x 2.72m) A dual aspect room enjoying a rural view. Radiator.

BEDROOM 4/STUDY 8' 2" x 7' 0" (2.49m x 2.13m) overall Fitted with wall mounted shelving.

BATHROOM 9' 0" x 6' 10" (2.74m x 2.08m) Luxuriously appointed. Ceramic tiled walls. Contemporary modern suite of shower bath with electric shower unit over and shower screen, wall hung basin, W.C. and bidet fitted in bathroom unit. Heated towel radiator.

OUTSIDE Spacious driveway providing off road parking for multiple cars with resin finish. Steps down to front door.

DETACHED SINGLE GARAGE Electrically operated up and over door.

GARDEN Hidden from the road is the principal area of garden to the south and west of the house with its gently sloping lawn flanked by sweeping borders stocked with a profusion of planting. Within this garden are various large paved terraces offering seclusion and sunshine, one enjoying a vantage point above the garden, another with an attractive children's play cabin. These are complimented by various shady spots framed by arbors and shrubs. At the other end of the garden is a productive kitchen garden with a complete range of fruit trees The property also offers a range of storage sheds, outside store, garage store and small greenhouse.

COUNCIL TAX BAND: E

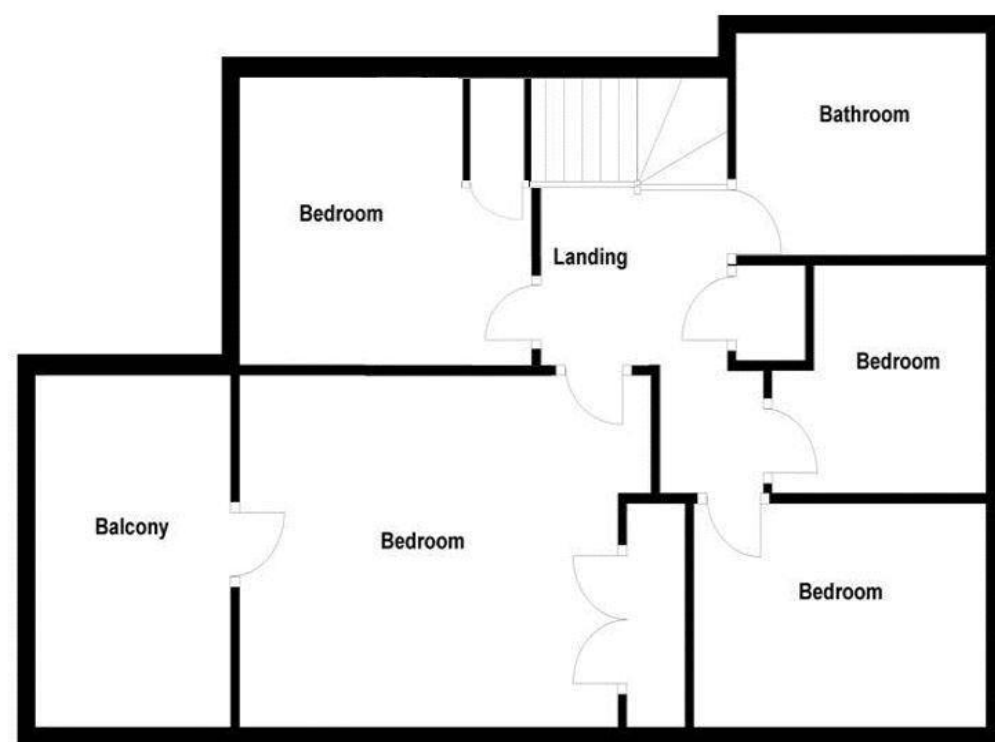
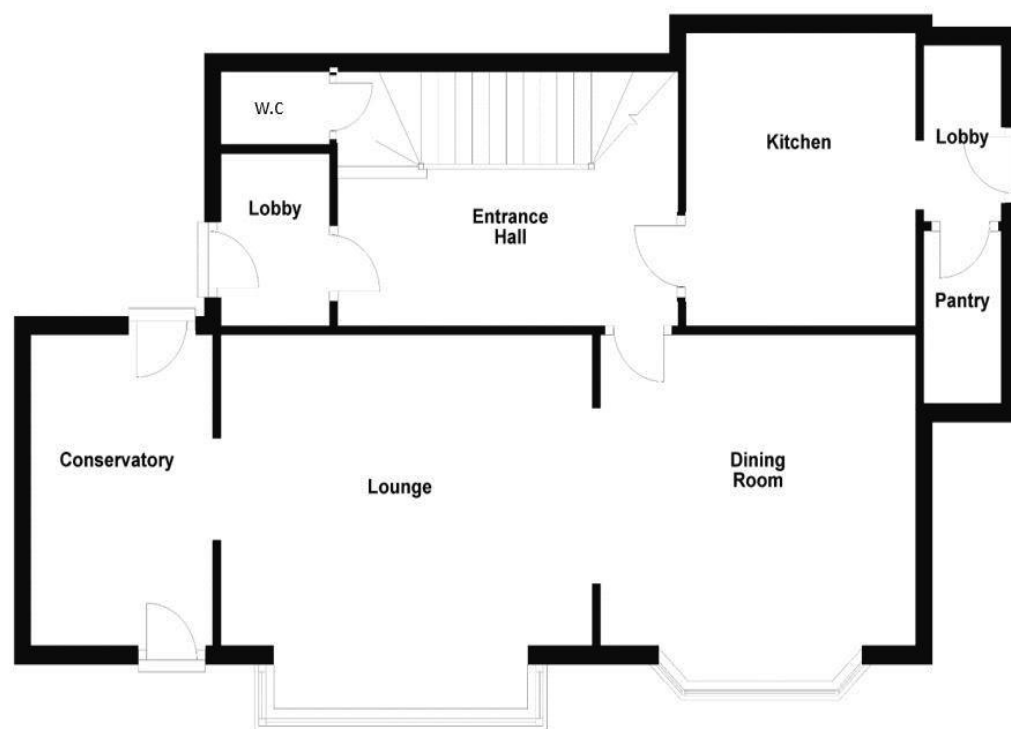
ENERGY PERFORMANCE RATING: E



The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005501 Written by: B.B

Slade Lane, Brixham, TQ5 0PE



LAYOUT GUIDE ONLY – NOT TO SCALE



Located on the tranquil setting of Slade Lane in the Village of Galmpton, this **FOUR BEDROOM DETACHED HOUSE** is set in truly stunning surroundings. The garden wraps around the property with various secluded seating areas and a profusion of year round planting, all enjoying a sunny southern aspect. The property itself is positioned to soak in the southern aspect with the majority of the principal rooms benefiting from the sunny aspect and open rolling countryside views. An open plan style lounge / dining room with central fire place looks out across the garden with a conservatory to one side, allowing easy access to the garden. The fitted kitchen comes complete with integrated appliances and a walk-in larder for added storage. There is also a handy W.C located adjacent to the entrance porch. On the first floor is a modern bathroom with shower over bath and four bedrooms, the principal room having a large balcony off and fitted wardrobes. Bedrooms three and four were originally one spacious room which could easily be reinstated if required. Driveway parking is to the front of the property with a detached garage, whilst the beautiful surrounding gardens are hidden behind the property with a productive kitchen garden to one side. Slade Lane is a quite countryside location with Galmpton Common easily accessible at one end and the local shop, post office and butchers within walking distance in the opposite direction.

£560,000 Freehold