

ENTRANCE LEVEL

ENTRANCE HALL. Entrance doors to front and side. Cupboard housing oil fired central heating boiler.

CLOAKROOM & SHOWER ROOM Half tiled walls. Tiled corner shower enclosure, pedestal basin and close couple W.C.

KITCHEN/BREAKFAST ROOM 17' 0" x 12' 6" (5.18m x 3.81m) increasing to 16'8" Extensive range of white faced wall and base units with solid "granite" work tops. Striking copper sink. Fitted Rangemaster cooker with canopy over. Spaces for dishwasher and fridge/freezer. Walk in pantry. Tiled walls. Polished wood floor.

BEDROOM 13' 9" x 8' 8" (4.19m x 2.64m) Walk in cupboard.

MAIN UPPER LEVEL

LOUNGE/DINING ROOM 26' 0" x 17' 9" (7.92m x 5.41m) The focal room of the home. Striking brick faced fire place with sandstone hearth and fitted log burner. Matching TV plinth to side with solid timber top. Double doors open to **JULIET BALCONY** over looking the garden and countryside.

INNER LOBBY

OFFICE 6' 7" x 5' 0" (2.01m x 1.52m) Fitted desk unit and shelving.

MASTER BEDROOM 17' 3" x 12' 7" (5.25m x 3.83m) Feature beams and timbers.

EN-SUITE BATHROOM/W.C. Part tiled walls. Panelled bath with shower attachment, pedestal basin and close coupled W.C. Heated towel rail.

SECOND UPPER LEVEL

UPPER HALL. Extensive storage with built in triple width store cupboards . Loft hatch.

GUEST BEDROOM 17' 0" x 9' 0" (5.18m x 2.74m) Large built in wardrobe. Short flight of stairs lead up to mezzanine with double doors opening onto **JULIET BALCONY** with views over the river.

EN-SUITE BATHROOM/W.C. Part tiled walls. Panelled bath with shower attachment, pedestal basin and close coupled W.C. Heated towel rail.



LOWER FLOOR

LOWER HALL

BEDROOM 16' 3" x 11' 6" (4.95m x 3.50m) "L" shaped overall dimensions. Built in double wardrobe and dressing table.

LAUNDRY ROOM 16' 7" x 4' 5" (5.05m x 1.35m) Range of fitted wall and base units. Inset sink. Spaces for washing machine and dryer. Door to side.

OUTSIDE

DOUBLE GARAGE 24' 0" x 17' 0" (7.31m x 5.18m) A substantial stone faced building. Powered up and over door. Power and light. Pull down ladder leading to standing loft storage space with electrics.

PARKING. The sweeping gravel driveway offers an abundance of turning and parking space.

GARDEN. The building stands in outstanding gardens and grounds. To the front is a sweeping lawn with shrubs, planting and landscaping edged by a clipped laurel hedge. Various paved terraces and patios. At the rear is a sheltered and private courtyard with a gate giving access to a further area of land with super views over the river Dart below.

COUNCIL TAX BAND F

EPC RATING D

SERVICES. Mains electricity and water. Private drainage. Oil fired central heating.

MOBILE AND BROADBAND. The Ofcom website indicates that standard broadband and mobile coverage is available from most providers.

DIRECTIONS. Follow the road towards Greenway from Galmpton Village. Bear left at the fork after the heritage railway bridge. Turn left on to the unmade road opposite two houses. The Granary is then immediately on the right.



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 C0005504 Written by: Jonathan Bye

Maypool, Galmpton, Brixham, TQ5 0ET



LAYOUT GUIDE ONLY – NOT TO SCALE



Rural tranquillity in an area of outstanding natural beauty, yet only a mile or so from the village of Galmpton. An outstanding **FOUR BEDROOM DETACHED BARN CONVERSION** set in the South Hams countryside with views over the river Dart. The Granary is one of an exclusive development of former farm buildings. It stands in its own private garden, with a formal lawn to the front, landscaping, a private sun trap courtyard behind, extensive driveway parking and substantial double garage. Beyond is a further area of land with super views of the river. The conversion of the building was executed to a high standard incorporating many features of the original construction including the vaulted timber roof structures. The accommodation is further enhanced by being arranged over various levels. The outstanding living room and principal bedroom suite are on the upper level. The spacious kitchen/breakfast room, hall and various other rooms are at entrance level with two further bedrooms and utility split over two levels at the other end. There is oil fired central heating. Maypool borders land in the care of the National Trust with many country walks on the doorstep. A distinctive home in the countryside, viewing essential.

Offers in Excess of £850,000 Freehold