

ENTRANCE PORCH. Beautiful wooden porch entrance with tiled floor and solid wooden entrance door to:

LOUNGE/SITTING ROOM. 23' 10" x 13' 5" (7.26m x 4.09m) max. Traditional beamed ceiling and parquet flooring. Four leaded light windows. Open grate fireplace with decorative wooden surround and mantel, fitted cupboard to one side. Further original stone open grate fireplace. Staircase to the first floor. Steps down to:

INNER LOBBY. Useful storage cupboard. Doors to:

BATHROOM/W.C. 5' 6" x 5' 1" (1.68m x 1.55m) White suite comprising cast iron bath with mixer tap and shower attachment with 'Mira' independent electric shower over. Corner fitted, close coupled W.C. Vanity cupboard with table top washbasin. Mirrored medicine cabinet. Heated towel rail. Tiled floor. Double glazed window.

KITCHEN/DINING ROOM. 17' 8" x 11' 4" (5.38m x 3.45m) reducing. A good family size kitchen/dining room overlooking the rear garden with a range of fitted wall and base cupboards, display cabinets and shelving. Roll edge working surfaces with inset one and a half bowl sink and drainer. Space/plumbing for washing machine/dishwasher and further white goods. Tiled surrounds and flooring. Two radiators. Wall mounted 'Worcester' boiler. Wooden staircase rising to access for bedroom 3. Two double glazed windows overlooking the rear garden, wooden door to side access and garden.

FIRST FLOOR. Split landing:

BEDROOM 1. 13' 5" x 9' 10" (4.09m x 2.99m) Double aspect leaded light windows, one with a pretty built in window seat. Built in cupboard. Vanity cupboard with inset washbasin. Door to:

LANDING. Built in cupboard. Doors to:

SEPARATE W.C. Comprising white low level W.C. and wall mounted hand basin with double bathroom cupboard over. Double glazed window to rear.

STUDY. 7' 2" x 6' 3" (2.18m x 1.90m) + recess Shelved recess. Airing cupboard housing factory lagged hot water cylinder. Double glazed window. Door to:

BEDROOM 3. 11' 2" x 7' 2" (3.40m x 2.18m) Double glazed window with an outlook over the village. Door to **SECONDARY STAIRCASE** which leads down to the kitchen/dining room.



BEDROOM 2. 10' 8" x 13' 0" (3.25m x 3.96m)

Exposed beams. Double aspect leaded light windows with deep cills. Built in wardrobe. Vanity cupboard with inset washbasin.

OUTSIDE.

Five Bar and pedestrian gate to front entrance, and further five bar gate to the side of the cottage with driveway providing ample parking for 3/4 vehicles leading to:

SINGLE GARAGE.

GARDENS.

To the front and both sides of the cottage and driveway there are numerous climbing plants, roses and wisteria's, a real colourful show when in bloom! The rear garden is a real delight, part walled, private and unexpectedly large, it enjoys good privacy and a sunny aspect. It is mainly laid to lawn with various specimen trees and well stocked flowerbeds, a damson and apple tree provide a bounty of fruit, along with a crab apple which is located nearer to the cottage. Ideal for home bakers.

At the end of the garden there is a garden shed and two original piggery's which have been kept in good order throughout the years-ideal stores. A patio seating area flanks the rear of the cottage with hexagonal **SUMMERHOUSE**, again surround by beautiful climbing plants and interesting shrubs.

COUNCIL TAX BAND: D

ENERGY RATING: E

AGENTS NOTE All mains services are connected to the cottage. The Ofcom website indicates that standard and superfast broadband are available in this location. Please check with your mobile provider for mobile coverage.

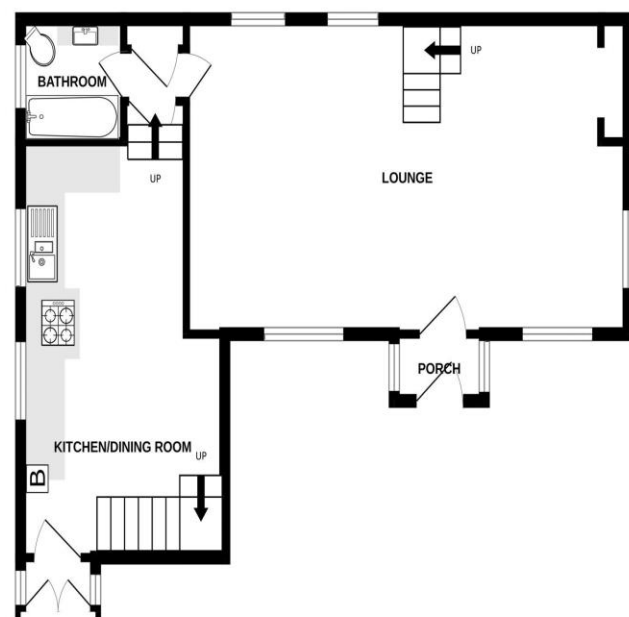


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

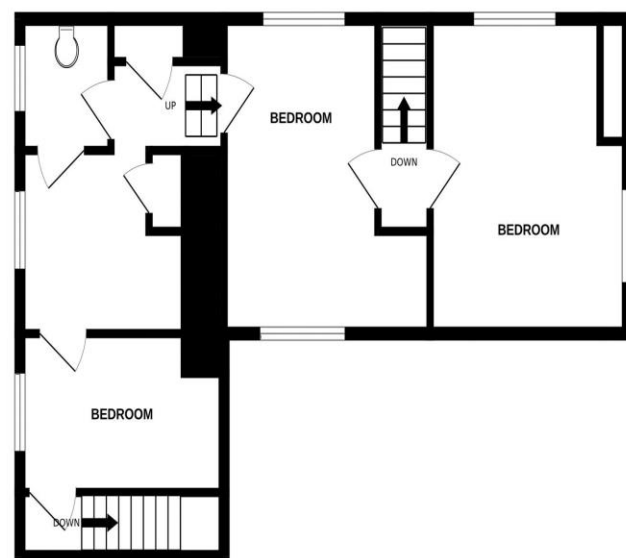
Ref C0005543 Written by: R.C

The Roundings, Brixham, TQ5 0NJ

GROUND FLOOR
52.3 sq.m. (563 sq.ft.) approx.



1ST FLOOR
48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA : 100.4 sq.m. (1080 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LAYOUT GUIDE ONLY – NOT TO SCALE



Pretty as a picture, this gorgeous, **THREE BEDROOM DETACHED COTTAGE**, is one of Galmpton Villages landmark properties, dating back circa 400 years when it was, we understand, originally two cottages with a thatched roof. In more modern times the cottage has been extended at the rear and a had a garage and driveway added. A rare find indeed, a characterful and charming, good size cottage with an unexpectedly large rear garden, driveway and garage in the sought after village of Galmpton which is located midway between the bustling fishing port of Brixham and sea side town of Paignton. Local shops and sub post office are a short walk away along with highly regarded primary and grammar schools. The Cottage was a much loved family home, having three bedrooms, W.C. and a study on the first floor, there is plenty of space for a family if required, and on the ground floor a generous living room with two fireplaces and good size kitchen/dining room along with bathroom/w.c. There are many original character features throughout, leaded light windows, beamed ceilings and beautiful fireplaces. As mentioned, Rose Cottage stands in a good size plot with large garden to the rear with two original pig sty's. The driveway providing ample parking is to the side and leads to a detached single garage. Viewing is recommended. **NO CHAIN.**

£530,000 Freehold