



Higher Warborough Road, Galampton, Brixham, TQ5 0PF

Eric Lloyd
&Co.

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Higher Warborough Road, Galmpton, Brixham, TQ5 0PF

£875,000 Freehold

**A fabulous, well-presented, spacious property situated
on a highly sought after village**

Nestled in a picturesque semi rural setting, this immaculate **FOUR BEDROOM DETACHED CHALET STYLE RESIDENCE** offers a rare opportunity to acquire a property in a highly sought after road in the ever popular village of Galmpton. Spanning 194 sq. meters, the residence exudes quality and a classic style, perfect for discerning buyers. The large surrounding gardens are simply stunning, beautifully created and planted with the addition of a small orchard. There is ample parking provided for with two sizeable garages and driveway parking.

Lovely semi-rural views are also enjoyed from the rear elevation of the property. The property provides a spacious and versatile home.

The living room is equipped with a cozy log burner and has large windows providing scenic garden views, a sun lounge leads off, providing that extra reception room and living space. The modern two-tone kitchen/dining room boasts solid wood working surfaces, integrated appliances, and an inviting entertaining area, ideal for family gatherings. A good size utility room with additional w.c. leads from the kitchen and gives access to the rear patio and garden area, there is also access to the two garages attached.

There are four bedrooms, are all double rooms, two are situated on the ground floor along with a large 5-piece family bathroom/w.c.

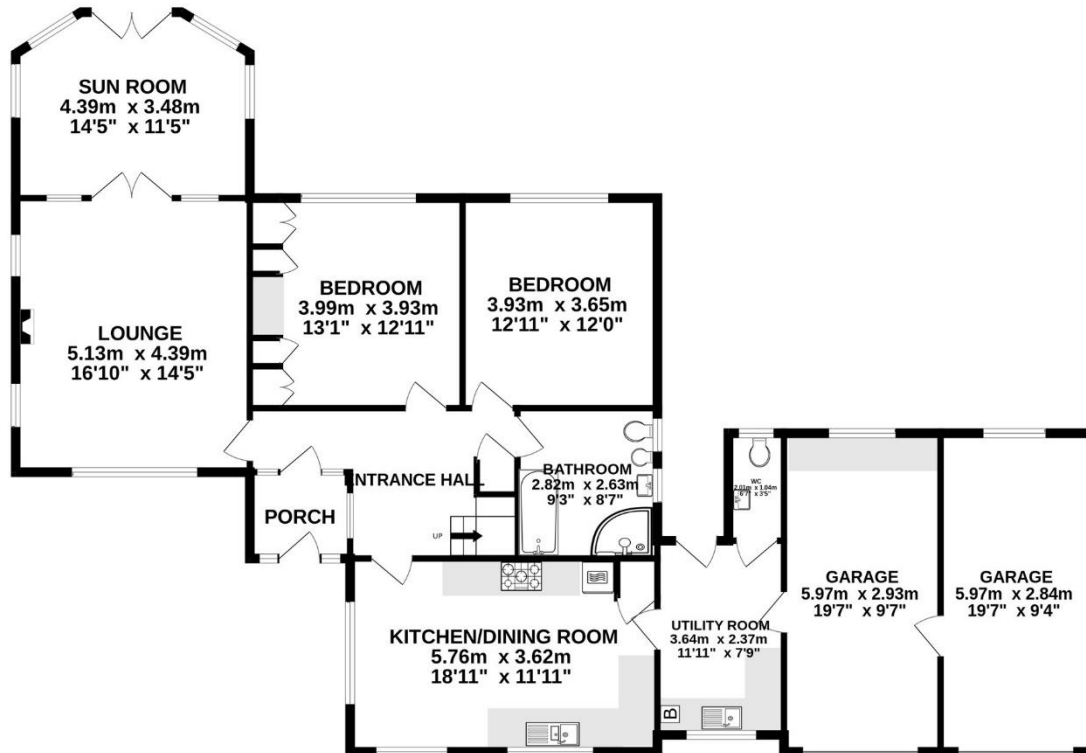
On the first floor the master bedroom features a private balcony which enjoys super semi rural views across to Hillhead and the surrounding countryside. The first floor also has an additional shower room/w.c.

Internal viewing is highly recommended to appreciate this lovely home.

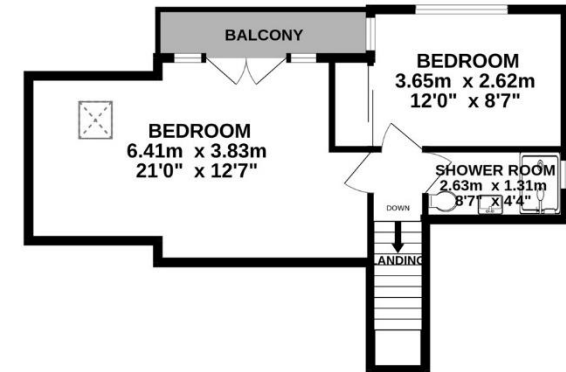
Galmpton Village lies between the bustling fishing port of Brixham and sea-side town of Paignton and is within easy reach of the River Dart and Galmpton Creek for boating enthusiasts. The village is a lively community, its facilities include village hall/pre school, pub/restaurant, convenience store with sub post office and fine butchers. Highly regarded primary and grammar schools are within walking distance as is Churston Golf Course and the beautiful beaches and coastline.



GROUND FLOOR
154.4 sq.m. (1661 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 194.4 sq.m. (2092 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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To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: F

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available, mobile reception is limited and likely, please check with your mobile provider.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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