



Slade Lane, Galmpton, Brixham, TQ5 0PE

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£660,000 Freehold



Located in one of Galmptons most desirable addresses, this **DETACHED THREE BEDROOM, FOUR RECEPTION HOUSE** presents an exceptional opportunity to acquire a substantial family home in the heart of this much-loved South Devon village.

Offering approximately 209 square metres of accommodation, this detached property provides generous living space, beautiful countryside surroundings, and enormous scope for enhancement, an ideal project for those wishing to create a truly outstanding home in a prestigious location. Some remedial works are required (roofing, rendering and plastering etc.) but its potential is further enhanced by planning permission granted for a single-storey rear extension, alongside additional approved alterations. Planning ref P/2024/0528. These permissions provide the incoming owner with an exciting opportunity to modernise and extend the property, maximising both its functionality and visual appeal while increasing energy efficiency and long-term sustainability.

Set on Slade Lane, the property enjoys a peaceful setting within walking distance of Galmpton Primary School, Churston Grammar School, and the villages well-regarded amenities, including a local shop, post office, and welcoming community pub. The nearby River Dart, Broadsands Beach, and coastal paths are all easily accessible, offering a perfect balance of countryside and coastal living.

Internally, the accommodation offers great flexibility, with spacious rooms and a layout well suited to family living. The home currently includes a welcoming entrance hall with useful cloakroom/w.c. and a series of generous rooms which include a good size fitted kitchen with utility room and lobby leading off, super living room with part vaulted ceiling feature and fitted multi fuel burner, a separate dining room and study/fourth bedroom. A sun lounge/conservatory interlinks the living room and dining room and opens to a rear facing **BALCONY** enjoying far reaching views across the village to countryside beyond.

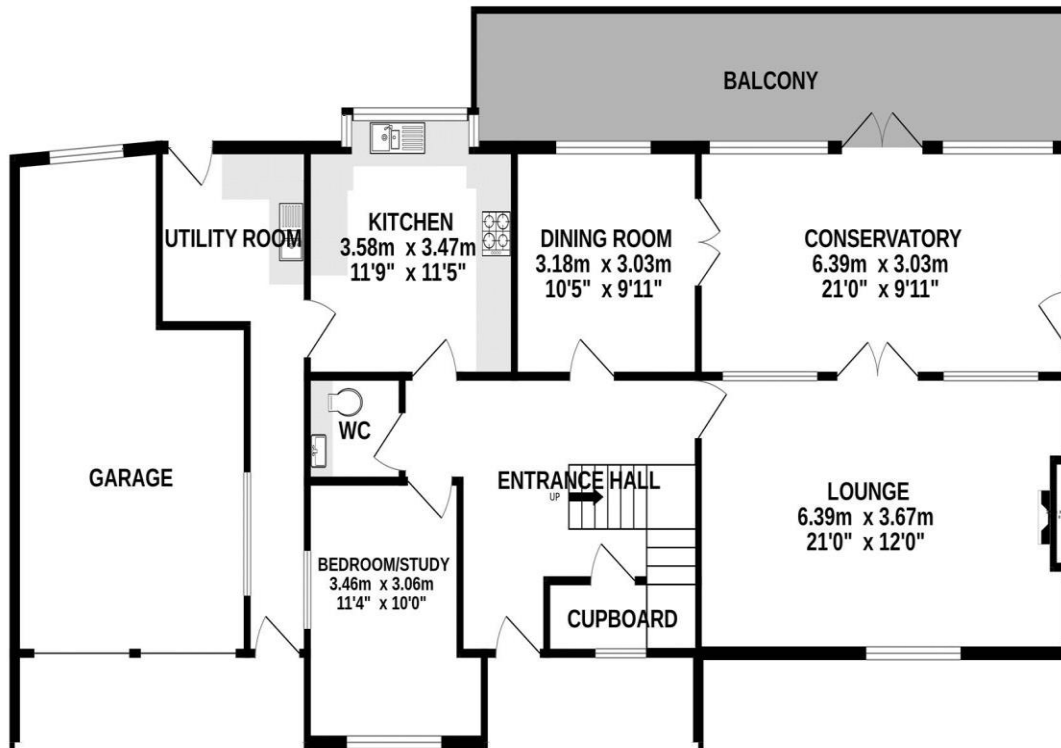
On the first floor there are three double bedrooms all with built in wardrobes and storage space, the principal bedroom has the benefit of an en suite bathroom/w.c. A family bathroom concludes serving the remaining bedrooms.

The house enjoys pleasant outlooks over the surrounding gardens and countryside beyond, with ample space for formal entertaining as well as relaxed family living.

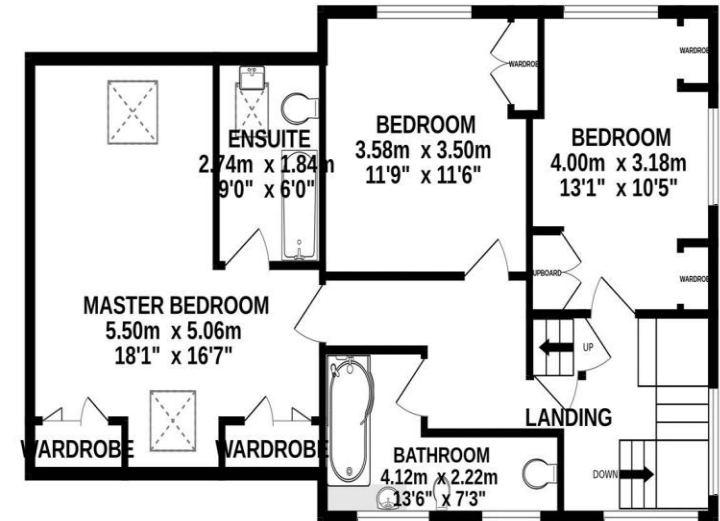
Outside, the house is complemented by gardens of a good size, offering a degree of privacy and the opportunity to landscape to personal taste. There is also ample driveway parking and an oversize garage with twin doors to the front, which is included in the scope of the approved refurbishment works. The raised rear terrace, once updated, will provide a wonderful outdoor entertaining area with far-reaching views across the village and surrounding countryside.

In summary “Southdown” represents a rare chance to purchase a substantial detached family home in the highly sought-after village of Galmpton. Offering over 209 square metres of existing accommodation, full planning consent for significant enhancement, and a location close to outstanding schools, coast, and countryside, this property is ideal for buyers seeking space, potential, and an exceptional South Devon lifestyle.

GROUND FLOOR
136.6 sq.m. (1470 sq.ft.) approx.



1ST FLOOR
73.1 sq.m. (787 sq.ft.) approx.



TOTAL FLOOR AREA : 209.7 sq.m. (2257 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: F

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and mobile reception shows VODAPHONE 83%/EE 76%/o2 65%/ THREE 76%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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