



Stoke Gabriel Road, Brixham, TQ5 0NQ



## £285,000 Freehold

Situated in the heart of the ever-popular village of Galmpton, this substantial **FIVE BEDROOM PERIOD HOME** presents a rare opportunity to acquire a character-filled property with exceptional potential. Extending to approximately 180 sq. metres and originally converted from two attractive stone barns, the property retains a wealth of original features and offers a fantastic opportunity for complete refurbishment, allowing a new owner to restore and transform it into a truly outstanding village home.

Ideally positioned just a stone's throw from the village shop, sub post office and traditional butchers, the property also enjoys easy access to the picturesque River Dart, which is only a short walk away. The neighbouring towns of Brixham and Paignton are both within easy reach, offering an excellent range of shopping, leisure facilities and transport links.

The property benefits from driveway parking to the front and features two separate entrance doors, providing flexibility for a variety of living arrangements. The original front entrance leads down from Stoke Gabriel Road into a spacious entrance hall with attractive flagstone flooring, setting the tone for the abundance of period character found throughout the home. A rear lean-to provides access to the garden and is complemented by a ground floor shower room.

The principal living accommodation comprises an impressive open-plan kitchen, dining and living area, offering a wonderfully spacious and sociable layout. A solid wood kitchen and striking central open fireplace create an excellent foundation for modernisation, while a conservatory-style lean-to at the rear enjoys direct access to the garden. Also on the ground floor is a generous lounge with substantial stone fireplace, highlighting the property's heritage. This room is currently used as a ground floor bedroom, highlighting the flexible accommodation potential.

The first floor provides five well-proportioned bedrooms. Two enjoy open views across the rear garden, neighbouring rooftops and the rolling countryside beyond, while two further bedrooms overlook Stoke Gabriel Road. A family bathroom, fitted with a bath and shower over, serves the first floor accommodation. A second front entrance at first-floor level provides convenient access directly from the driveway.

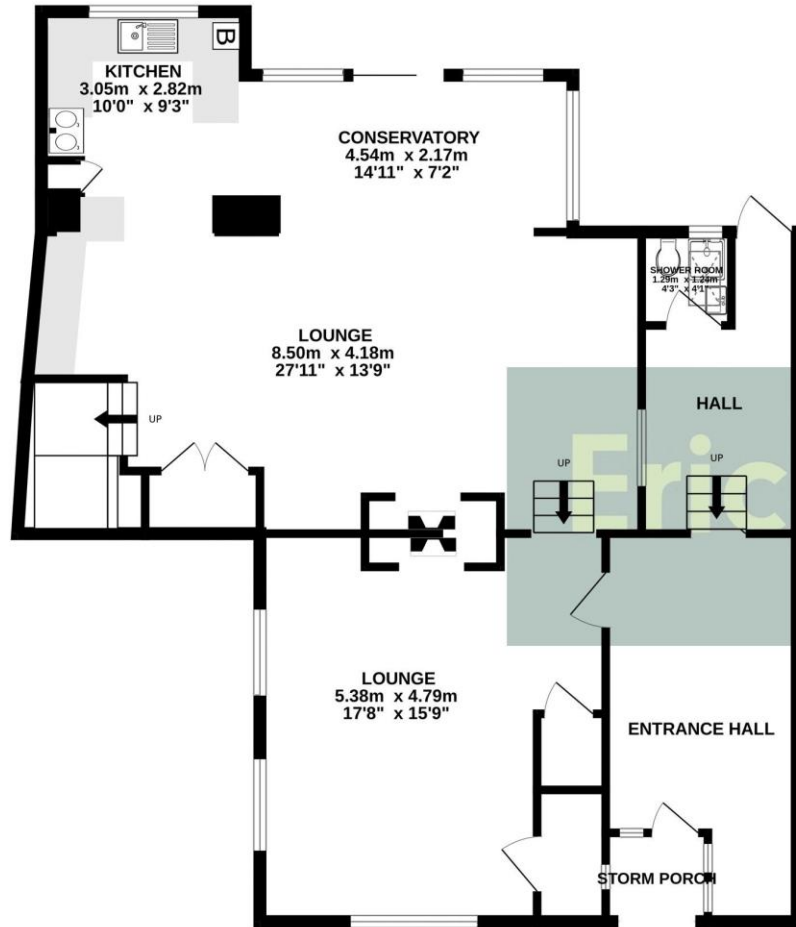
To the rear is a spacious South facing garden offering a wealth of potential, currently laid to lawn, but would lend itself well to re-landscaping.

The property now requires complete refurbishment throughout, presenting an exciting opportunity for buyers seeking a restoration project. Whether creating a substantial family home, an impressive period residence or a bespoke village retreat, the scale, character and layout provide enormous scope for improvement, subject to any necessary consents.

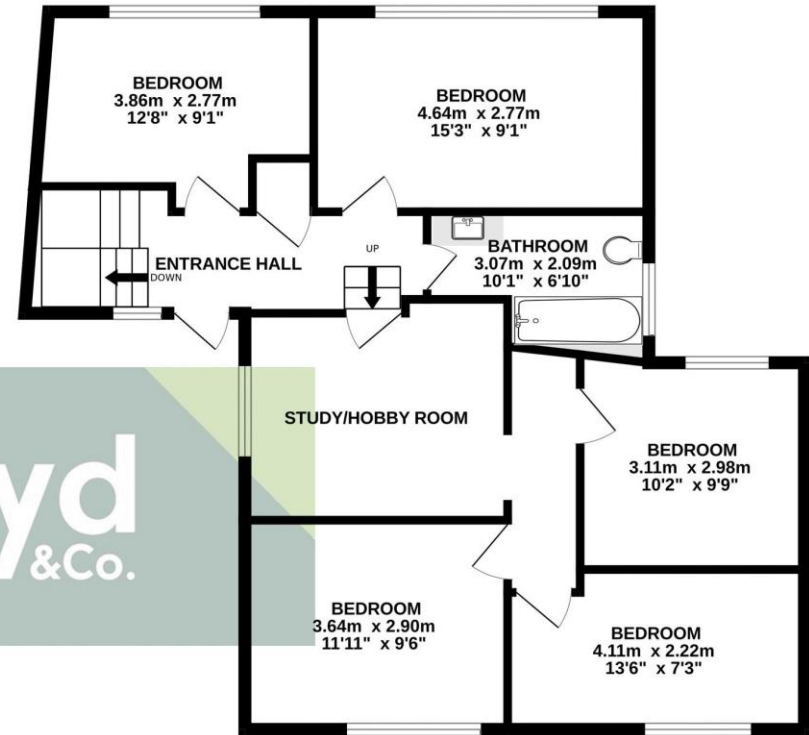
Offered for sale with **NO ONWARD CHAIN**, this is a unique opportunity to restore a distinctive period property in the sought-after village of Galmpton.



GROUND FLOOR  
102.0 sq.m. (1098 sq.ft.) approx.



ENTRANCE FLOOR  
78.7 sq.m. (847 sq.ft.) approx.

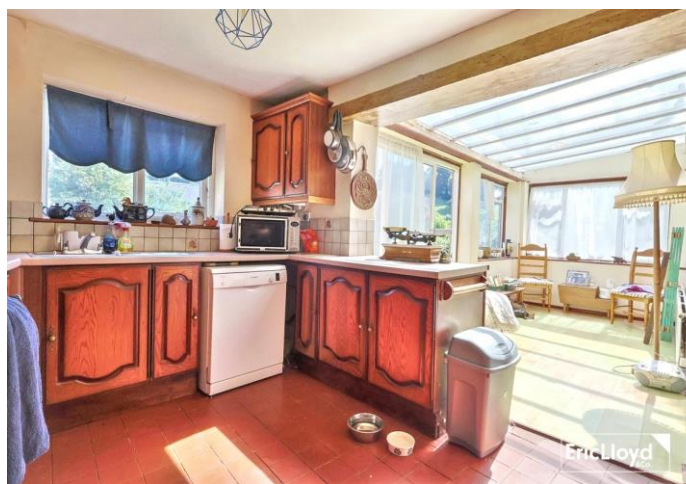


TOTAL FLOOR AREA : 180.7 sq.m. (1945 sq.ft.) approx.

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 broadband and mobile phone reception is available at this address.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ  
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE  
churston@ericlloyd.co.uk

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&Co.

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