



Flat 1, Galmpton Court Galmpton Farm Close, Galmpton, Brixham, TQ5 0NB  
Leasehold - Share of Freehold Flat - Ground Floor  
Asking Price £205,000

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This charming ground floor apartment forms part of an attractive barn conversion, quietly positioned at the end of a courtyard within the highly desirable village of Galmpton. The setting offers a peaceful retreat, surrounded by countryside while still being conveniently located for nearby amenities and coastal attractions.

The property features a spacious and welcoming lounge/diner, which acts as the heart of the home. This bright and airy living space benefits from direct access to the gardens, creating a seamless connection between indoor and outdoor living—ideal for relaxing or entertaining throughout the year.

The kitchen is well arranged and fitted with a built-in oven and hob, providing a practical and functional space for everyday use. There is excellent potential for a purchaser to modernise or personalise, enhancing the overall appeal and adding value over time.

Accommodation comprises two generously sized double bedrooms, offering flexibility for a range of uses including guest rooms, home working, or additional living space. The ground floor layout also makes the property particularly accessible and well-suited to a variety of buyers.

A standout feature of this apartment is the two separate garden areas, consisting of both a higher and lower garden accessed directly from the lounge. These outdoor spaces provide excellent versatility, whether for gardening, seating areas, or simply enjoying the tranquil surroundings.

Further benefits include a single garage with a distinctive black door, conveniently located nearby within the courtyard. The property is presented in good, clean, and tidy decorative order, with PVC double glazing and modern heating. It will be sold with a new 999-year lease, with maintenance shared between Flats 1 and 2.

**Council Tax Band: B**

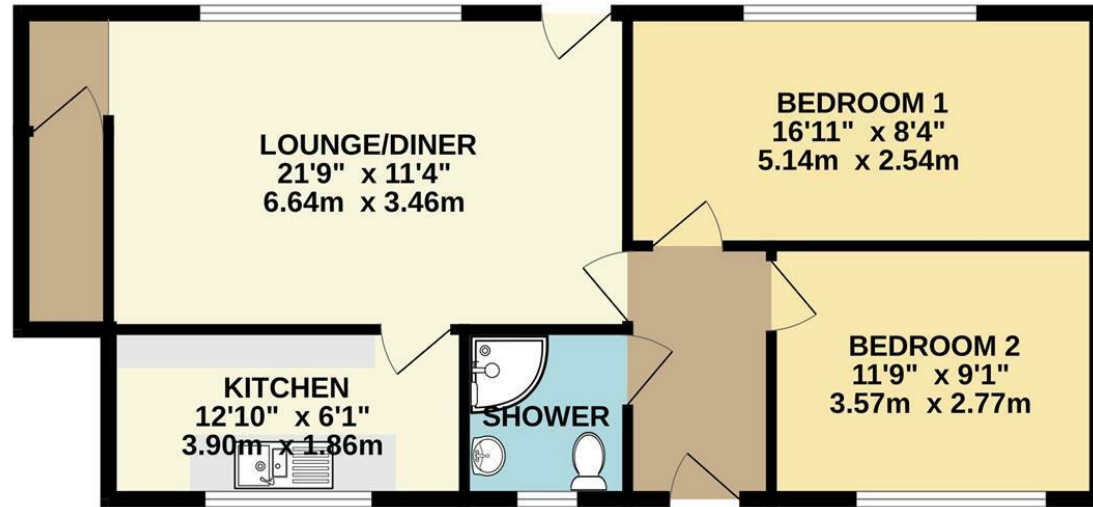


- Ground floor barn conversion
- Two private garden areas
- Garage with black door
- Two double bedrooms
- Spacious lounge with garden access
- New 999-year lease





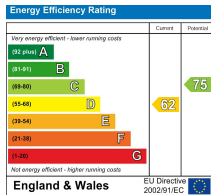
# GROUND FLOOR 814 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) 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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Current EPC Rating: D



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