

5 EDDYSTONE RISE GALMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



5 EDDYSTONE RISE

Occupying a prominent and highly desirable position within the sought-after South Hams village of Galmpton, this detached home is exceptionally well-maintained, combining traditional stone elevations with stylish, modern interiors. Set within carefully landscaped gardens, the property benefits from an elevated vantage point that commands far-reaching countryside views extending across the valley to the coastline.

The accommodation is arranged predominantly on one level, offering a versatile and balanced layout with excellent natural light and a strong fluid connection between the principal living spaces and the gardens.

A wide and welcoming reception hall creates an immediate sense of space on arrival. At the heart of the home is a spacious kitchen/breakfast room, fitted with a comprehensive range of contemporary units, integrated appliances, and stone-effect worktops, all complemented by character ceiling beams.

Adjacent to the kitchen, the formal dining room features extensive glazing and doors that open directly onto the decked terrace, making it ideal for entertaining. Both the kitchen and dining room are positioned to maximize the panoramic views stretching towards Hope Cove and the sea.

The sitting room is a well-proportioned, dual-aspect space centered around a striking natural stone fireplace with an inset wood-burner. Large windows frame the surrounding rural landscape, ensuring the room receives optimum natural light throughout the day.

The bedroom accommodation is equally well-appointed. The principal bedroom suite is a generous dual-aspect room featuring built-in wardrobes and a modern en suite bathroom. Three further double bedrooms offer excellent flexibility for family living, guest accommodation, or home working, and are served by a contemporary family bathroom. Completing the accommodation is a practical utility room with a separate shower and WC. From this level, a staircase descends directly to the large integral double garage.

The established gardens have been thoughtfully designed and meticulously maintained to mirror the finish of the house. Well-planned herbaceous borders, mature planting, and level lawns provide year-round interest, while a raised decked terrace offers an excellent, elevated space for outdoor dining and entertaining against the backdrop of the countryside and coastline.

The property is approached via a private driveway providing ample off-road parking and direct access to the double garage.

Galmpton is a highly regarded village nestled in the rolling South Hams countryside, ideally located just a short distance from the spectacular South West Coast Path. The nearby coastal village of Hope Cove offers sandy beaches, local eateries, and sheltered waters, while the nearby market town of Kingsbridge provides an extensive range of independent shops, supermarkets, primary and secondary schooling, and health facilities.





KEY FEATURES

- Elevated vistas stretching across the landscape towards Hope Cove
- Dual-aspect sitting room with stone fireplace and a separate glazed dining room
- Well-proportioned rooms including a principal suite with en suite
- Thoughtfully designed lawns, mature borders, and an outdoor entertaining terrace
- Private driveway leading to a large integral double garage





PROPERTY DETAILS

Property Address

5 Eddystone Rise, Galmpton, Devon, TQ7 3EY

Mileages

Hope Cove 1 mile, Salcombe 4 miles, Kingsbridge 4 miles
(distances are approximate)

Services

Mains water, drainage and electricity. Oil-fired central heating system.

EPC Rating

Current: 49, Potential: 68

Council Tax Band

G

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Start on Kingsbridge Road (A381), heading northwest towards the centre of Malborough village. Turn right onto Higher Town and follow the main road as it continues through the village. Turn right onto Malborough Green and continue ahead as the road leads out of Malborough towards Galmpton. Continue onto Galmpton Cross and, as you approach the outskirts of Galmpton, follow the road as it descends into the village. Turn left onto Eddystone Rise and continue along the cul-de-sac. Number 5 will be clearly visible.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.
Tel: 01548 844473.



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FLOOR PLAN

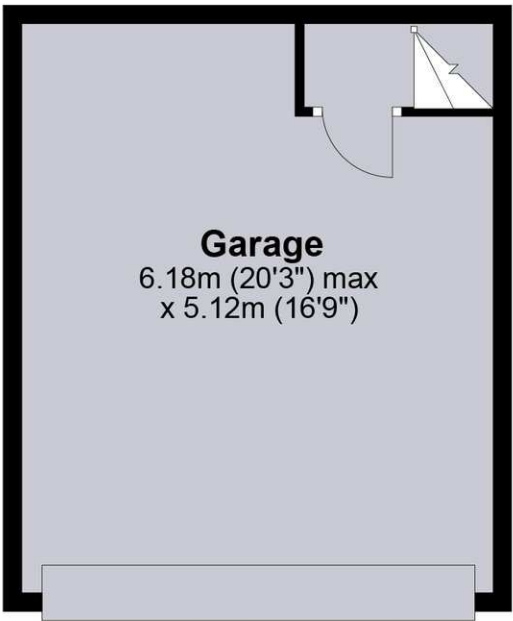
Ground Floor

Approx. 174.1 sq. metres (1874.5 sq. feet)



Lower Ground Floor

Garage, approx. 31.6 sq. metres (340.2 sq. feet)



Main area: Approx. 174.1 sq. metres (1874.5 sq. feet)
Plus garages, approx. 31.6 sq. metres (340.2 sq. feet)



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