



Slade Lane, Galampton, Brixham, TQ5 0PD

Eric Lloyd
&Co.

www.ericlloyd.co.uk

£780,000 Freehold



Set in one of the area's most sought-after South Devon villages, Greenfinches offers a rare opportunity to acquire a spacious and versatile **FOUR BEDROOM/THREE RECEPTION DETACHED HOUSE** standing within generous, part-landscaped gardens. Located in the heart of Galmpton, this impressive property enjoys a peaceful semi-rural setting within walking distance of the highly regarded Galmpton Primary School and Churston Grammar School along with the village shops and amenities while the River Dart, Broadsands Beach, and the towns of Brixham and Paignton are all within easy reach.

Approached via Slade Lane, Greenfinches sits well within its plot, enjoying an open outlook across the village and offering ample parking with integral double garage, providing both convenience and practicality. The surrounding gardens are a delightful feature attractively planted and partly landscaped, they offer a mixture of lawned areas, patios, terraces and mature shrubs, creating a private and appealing environment for outdoor living and entertaining. A lovely addition is a large brick-built summerhouse which provides an ideal summer entertaining area which is located on the rear terrace, there is also a green house adjacent.

On entering the property, a welcoming entrance hall provides an immediate sense of space, leading to the principal reception rooms. The living room is a bright, well-proportioned space with bow window to front overlooking the gardens. A feature fireplace creates a natural focal point, while a snug/office leads directly off, ideal as a quiet reading area or home workspace. A further reception room, currently used as a study, provides excellent flexibility for use as a playroom, music room, or formal dining room. Beyond this lies a particularly impressive family kitchen/dining room, forming the hub of the home, a wonderful space for everyday living and entertaining with access to the gardens, utility/laundry room and double garage.

The kitchen itself is fitted with a range of white gloss faced units and granite work surfaces, featuring an undermounted one-and-a-half bowl sink, integrated dishwasher, and fitted oven with induction hob to side. There is ample space for soft seating and large dining space, from here, doors lead to the utility/laundry room, which offers additional storage and appliance space, and gives access to the ground floor W.C. a particularly useful feature for family life.

Upstairs, a split, galleried landing leads to four good-sized bedrooms, each offering generous proportions and pleasant outlooks over the gardens or surrounding village.

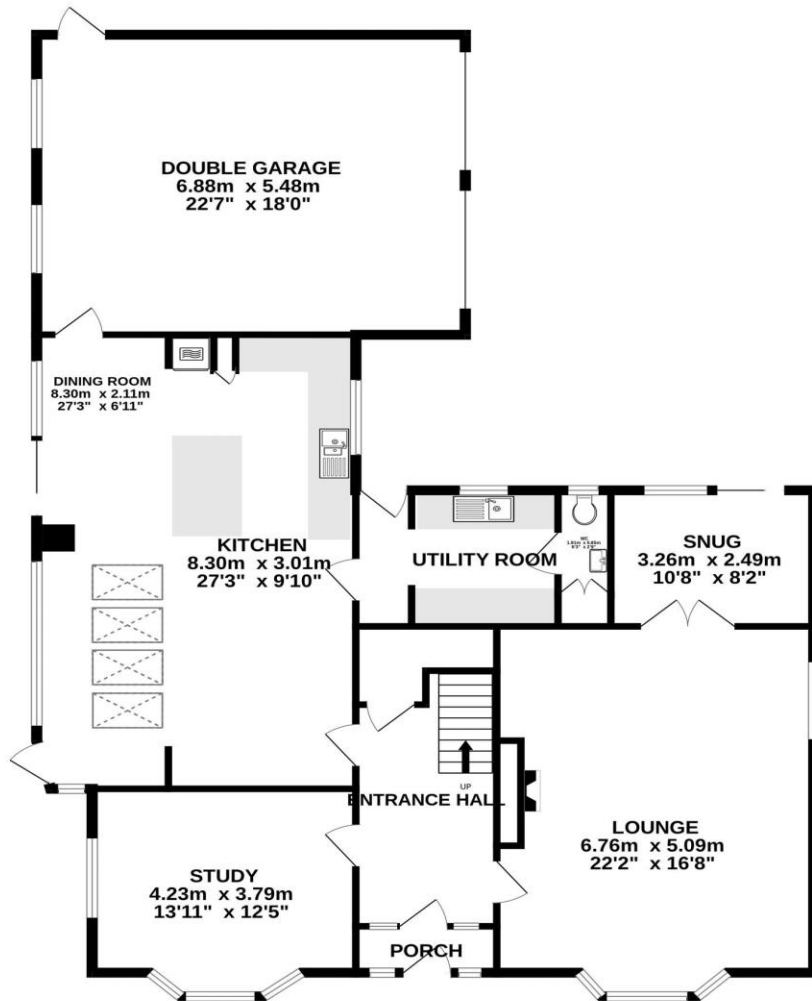
The principal bedroom is a standout feature of the home, offering a sense of luxury and space. It includes a walk-in wardrobe, fitted wardrobes, and a stylish en suite bathroom complete with both a bath and walk-in shower, ensuring comfort and practicality in equal measure. The remaining bedrooms are all well-sized, offering flexibility for use as childrens rooms, guest accommodation, or additional home offices. A family shower room/w.c. completes the upstairs accommodation, providing further scope for updating to individual taste.

Outside, the gardens are both established and interesting, with a variety of seating areas, mature planting, and a sense of privacy that enhances the home and tranquil setting. The double garage provides ample storage or workshop space, while the generous driveway allows parking for multiple vehicles.

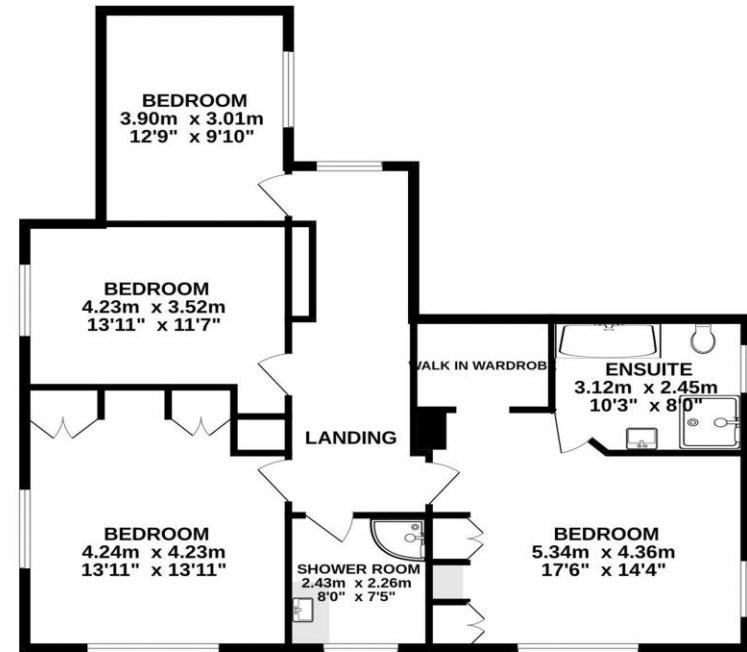
In summary, Greenfinches is an outstanding detached family home combining space, versatility, and a superb village location. With its proximity to excellent schools, coastal walks, and local amenities, it represents a rare opportunity to secure a substantial property in the ever-popular village of Galmpton, perfect for those seeking peaceful, high-quality living within easy reach of the coast and countryside and river.



GROUND FLOOR
160.3 sq.m. (1725 sq.ft.) approx.



1ST FLOOR
94.1 sq.m. (1013 sq.ft.) approx.



TOTAL FLOOR AREA : 254.4 sq.m. (2738 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: G

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Average mobile reception is indicated for all four major networks.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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