



Langdon Lane, Galampton, Brixham, TQ5 0PG



## £850,000 Freehold



Situated in the highly sought-after village of Galmpton, this impressive **DETACHED FOUR BEDROOM RESIDENCE** offers substantial and versatile accommodation, perfectly suited to modern family living.

Enjoying a prime position just a short stroll from Galmpton Common and the village centre, this well-presented four-bedroom home combines generous interior space with attractive outdoor surroundings.

The property is approached via a gated sweeping driveway, providing ample off-road parking and leading to a double garage with twin front doors. Occupying a generous corner plot, the home is enveloped by well-maintained gardens, predominantly laid to lawn and complemented by a variety of seating areas ideal for outdoor relaxation and entertaining.

A charming stone wall perimeter extends from Langdon Lane through to Higher Warborough Road, enhancing both privacy and character.

Internally, the property offers a welcoming and thoughtfully designed layout. The entrance hall creates an immediate sense of space and provides access to a convenient cloakroom/W.C. From here, doors lead to a dedicated study, ideal for home working, and a superb triple-aspect lounge filled with natural light, a characterful woodburner forms a central focal point, creating a warm and inviting atmosphere. This fireplace is cleverly designed as a back to back feature, also serving the adjoining dining room.

The formal dining room which has double doors from the lounge offers an elegant space for entertaining, with a delightful conservatory extending beyond, providing a seamless connection to the garden.

The fitted kitchen is both stylish and functional, featuring a comprehensive range of wall and base units, granite work surfaces, and a breakfast bar for informal dining. Integrated appliances include a fridge, built-in oven with hob and cooker hood, along with plumbing for a dishwasher. A separate utility room provides additional practicality, offering further storage, worktops, space for white goods, and an additional sink.

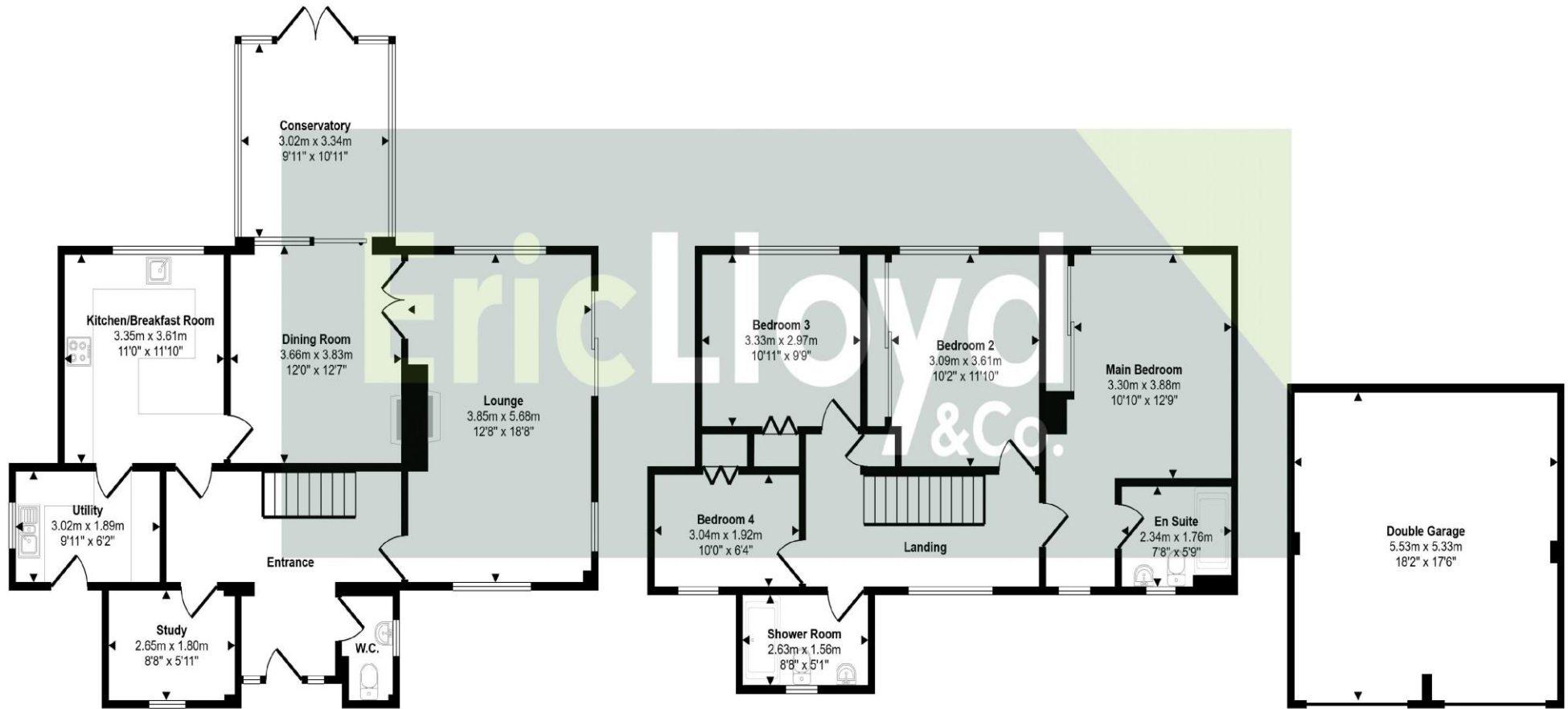
Upstairs, a galleried landing leads to four well-proportioned bedrooms. The principal bedroom enjoys open views, fitted wardrobes, and a modern en suite shower room complete with a double shower enclosure. Bedrooms two and three also benefit from built-in storage and pleasant outlooks, while bedroom four is a comfortable single room with a fitted wardrobe. A contemporary family shower room, again featuring a double shower enclosure, serves the remaining bedrooms.

Further benefits include gas-fired central heating and double glazing throughout, ensuring comfort and efficiency year-round.

Overall, this home presents a rare opportunity to acquire a spacious and versatile family home in a desirable village setting, combining generous living accommodation with attractive gardens. Highly regarded primary and grammar schools are within walking distance and there is excellent access to local amenities, doctors surgery and local shops.



Approx Gross Internal Area  
187 sq m / 2011 sq ft



Ground Floor  
Approx 87 sq m / 932 sq ft

First Floor  
Approx 71 sq m / 762 sq ft

Garage  
Approx 29 sq m / 317 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: F

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 82% / EE 80% / THREE 73% / O2 70%

**NOTE:** The property has a **SEPTIC TANK** not mains sewerage.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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