



Langdon Lane, Galmpton, Brixham, TQ5 0PH

Eric Lloyd
&Co.

www.ericlloyd.co.uk

£495,000 Freehold



An exceptionally spacious **TWO BEDROOM DETACHED BUNGALOW** occupying a generous, level plot in the highly sought-after village of Galmpton, close to both Brixham and Paignton.

Set well within its own mature gardens, the property offers an outstanding opportunity for buyers seeking a substantial single-storey home with huge potential, extensive outside space, excellent parking and versatile ancillary buildings.

The bungalow stands in well maintained surrounding gardens, predominantly laid to level lawn and bordered by established shrubs and flowerbeds, creating a private and peaceful setting. A gated driveway provides ample off-road parking and leads to an attached single garage. Adjacent to the garage is a large timber workshop shed, complete with power and lighting, making it ideal for hobbies, storage or practical use.

A particular highlight of the rear garden is the impressive detached cabin/summerhouse, a superb addition that benefits from electric heating and its own W.C, offering flexible accommodation as a home office, studio, treatment room or guest retreat.

Internally, the accommodation is both spacious and well arranged. An entrance porch opens into a central hallway with loft access via hatch and pull-down ladder. The loft is of an excellent size, partially boarded for storage, and features a dormer window. It also houses the central heating boiler and hot water system.

At the front of the property are two generously proportioned double bedrooms, each enjoying attractive bay windows that add character and natural light. One bedroom also benefits from fitted wardrobes.

The living room is particularly impressive, being triple aspect and overlooking the surrounding gardens. This large and bright reception room features a stone fireplace and hearth, creating an attractive focal point.

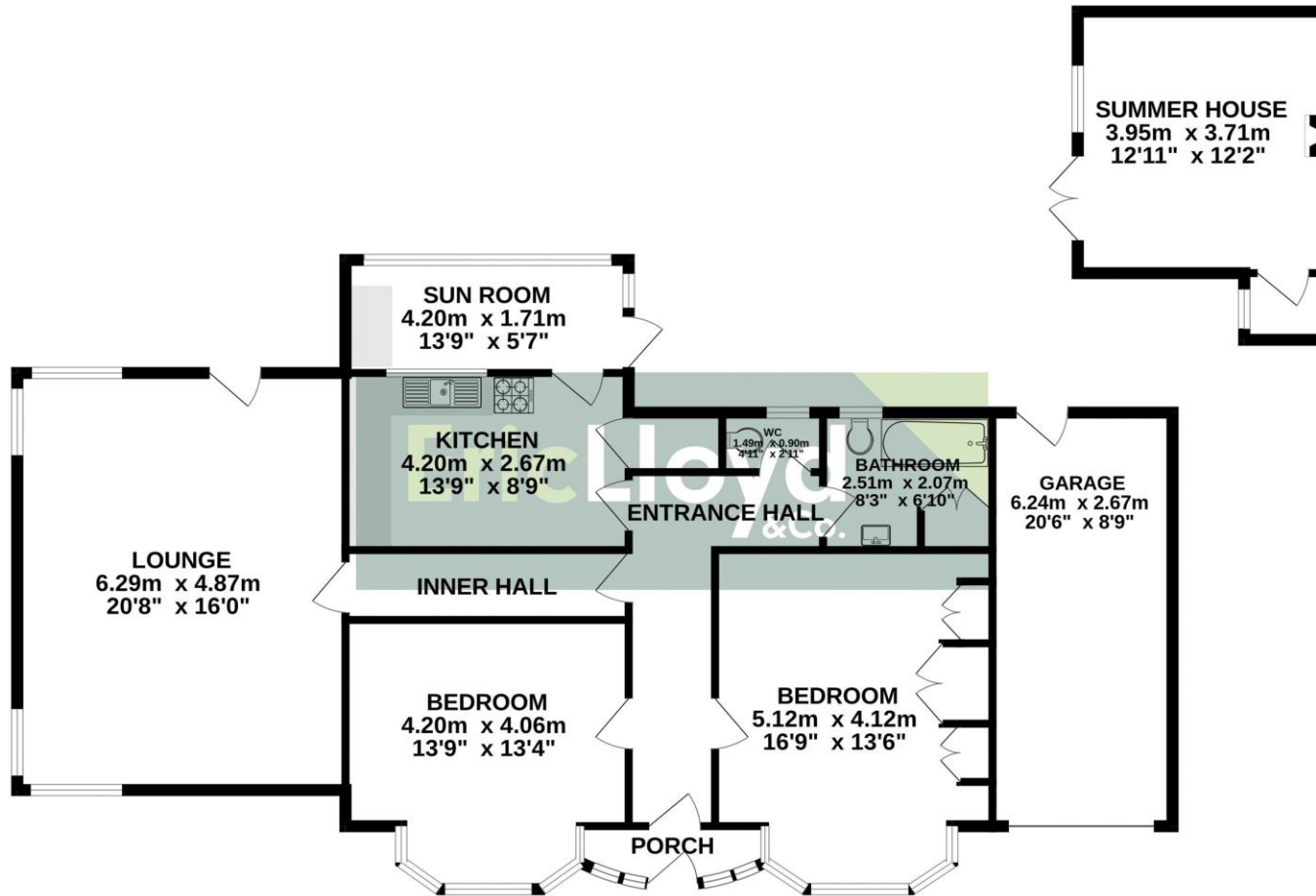
The bathroom is fitted with a white suite comprising a panelled bath and wash basin, while a separate W.C with hand basin adds further convenience. The kitchen offers excellent space and includes a useful shelved pantry cupboard.

Although requiring refitting, it presents enormous potential for modernisation and redesign. Beyond the kitchen is a rear utility porch with plumbing for a washing machine and additional space for white goods.

Galmpton enjoys a strong community atmosphere with a village store, post office, butcher, highly regarded primary and grammar schools, while the beaches, marina and amenities of the South Devon coast are all within easy reach. This desirable setting combines rural charm with everyday convenience. The River Dart and the nearby Greenway Estate, once the home of Agatha Christie, contribute to the village's enduring appeal.



GROUND FLOOR
140.0 sq.m. (1507 sq.ft.) approx.



TOTAL FLOOR AREA: 140.0 sq.m. (1507 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: D

AGENTS NOTES: Please note that the property has a SEPTIC TANK otherwise mains services. The Ofcom website suggests both broadband and mobile coverage is available.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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