



Langdon Lane, Galmpton,
Brixham. TQ5 0PH



£695,000 Freehold



Nestled within the heart of the highly sought-after village of Galmpton, Rosemary Cottage is a beautifully presented **DETACHED THREE BEDROOM FAMILY HOME** offering an exceptional blend of character, charm and versatile living accommodation. Set within generous, near-level gardens, this delightful home enjoys an enviable position in one of the most desirable villages, combining a peaceful setting with excellent access to the stunning South Devon coastline and River Dart.

Approached via two separate gated driveways, the property provides ample off-road parking. One driveway leads to the attached single garage, whilst the second gives access to a substantial detached double garage. Subject to the necessary planning permissions and building regulations, the detached garage offers excellent potential for conversion into a self-contained annexe, home office or studio, making it ideal for multi-generational living or those seeking additional accommodation.

The beautiful gardens wrap around the property and are predominantly laid to level lawn, complemented by established shrubs, specimen trees and a variety of attractive seating areas designed to enjoy the sun throughout the day. The gardens create a wonderful setting for both family life and outdoor entertaining.

Internally, the welcoming entrance hall features a wooden floor, staircase rising to the first floor, a useful storage cupboard and a cloaks cupboard.

Undoubtedly the heart of the home is the impressive kitchen/dining room, enhanced by a half-vaulted ceiling and large windows overlooking the gardens, flooding the space with natural light. The kitchen is fitted with an attractive range of cream-fronted wall and base units complemented by granite work surfaces and matching upstands. Integrated appliances include a double oven and grill with electric hob, dishwasher and fridge/freezer, whilst a generous breakfast bar and ample dining space make this an ideal room for everyday family living. A useful utility cupboard houses the Worcester gas-fired boiler, provides plumbing for a washing machine and offers additional space for further appliances.

Porcelain tiled flooring completes this practical and stylish room.

The elegant lounge again with wooden flooring enjoys a bay window to the front elevation and centres around an attractive recessed fireplace with a wood-burning stove beneath a timber mantel. An archway leads through to a delightful sitting room with French doors opening directly onto the rear garden. A few steps descend to a further reception room featuring bi-folding doors that seamlessly connect the interior with a decked seating area and the surrounding gardens.

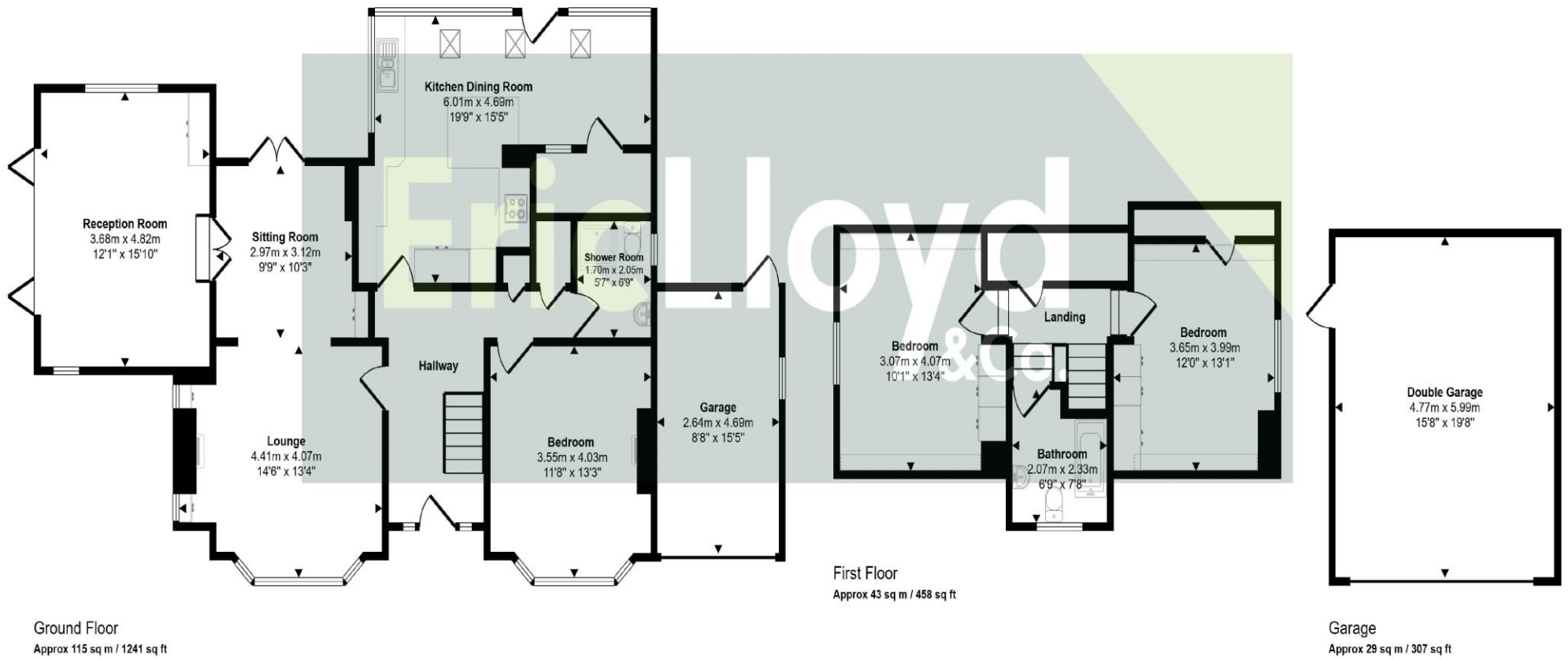
The ground floor also benefits from a double bedroom and a modern shower room, providing flexible accommodation for guests or multi-generational living.

Upstairs, the split-level landing offers access to the loft and an additional storage cupboard. There are two generous double bedrooms, both enjoying fitted wardrobes and attractive open views, together with a well-appointed family bathroom.

Galmpton is renowned for its picturesque setting between the River Dart and the South Devon coastline. The village offers an excellent range of amenities including a highly regarded primary and grammar school, village shop, traditional public house and an active community. The nearby harbour town of Brixham, historic town of Totnes and coastal resorts of Paignton and Torquay are all within easy reach, while beautiful walks can be enjoyed at Greenway, the River Dart, Broadsands Beach and the South West Coast Path. Rosemary Cottage offers a rare opportunity to enjoy village life whilst remaining conveniently positioned for the very best that the English Riviera and South Devon have to offer.



Approx Gross Internal Area
186 sq m / 2006 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: D

COUNCIL TAX BAND: F

AGENTS NOTES: The property has a private septic tank. All other services are mains.

The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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