



Hillrise, Galmpton, Brixham, TQ5 0PR

Eric Lloyd
&Co.

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£279,950 Freehold

“A superbly presented three bedroom home, located in the heart of sought after Galmpton village”

Situated in the heart of the highly sought-after village of Galmpton, this is a beautifully presented three-bedroom, cosy, low maintenance family home enjoying stunning southerly views across open countryside and towards the iconic Dartmouth Steam Railway Line.

Perfectly suited to family living, this delightful property combines a peaceful village setting with excellent convenience, being within walking distance of the local village shops and facilities, and within easy reach of both Galmpton Primary School and the highly regarded Churston Ferrers Grammar School.

Approached via a double-width driveway providing ample off-road parking, the property is framed by a beautifully maintained south-facing front garden that takes full advantage of the open rural outlook. To the rear, a fully enclosed and secluded garden offers a private and secure outdoor space, ideal for families and entertaining, with the added benefit of gated rear access.

Internally, the home is exceptionally well presented throughout, offering stylish and practical accommodation arranged over two floors.

The welcoming lounge enjoys an attractive front aspect with far-reaching countryside views and features wood-effect flooring, along with useful understairs storage.

Flowing seamlessly from the lounge is the spacious kitchen/dining room, fitted with an excellent range of cream-fronted wall and base units and thoughtfully designed to maximise both storage and functionality. Integrated appliances include a fridge/freezer, slimline dishwasher, and pull-out bin storage, with additional space for further white goods. A Rangemaster cooker is available by separate negotiation.

Leading off the kitchen is a rear hall with direct access to the garden and a sleek, contemporary shower room fitted with a large walk-in shower.

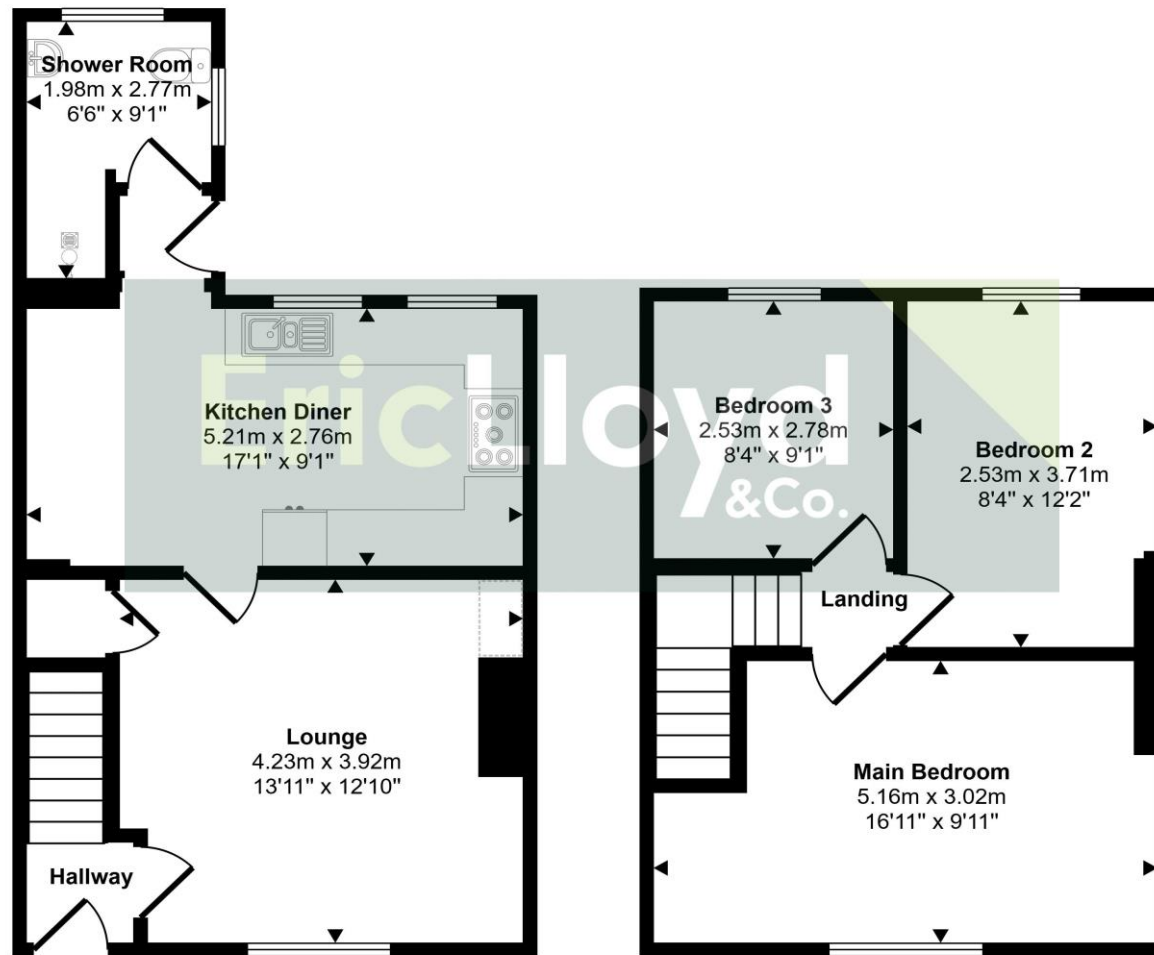
On the first floor, there are three generously proportioned bedrooms, all well presented and offering comfortable accommodation. The principal bedroom is a particularly spacious double room, positioned to enjoy the finest views over the rolling fields opposite.

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

Offering low-maintenance living in a picturesque village setting, with breathtaking rural views and excellent local amenities close at hand, Hillrise is a wonderful, cosy family home that must be viewed internally to be fully appreciated.




Approx Gross Internal Area
77 sq m / 828 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft

First Floor
Approx 35 sq m / 382 sq ft

 Denotes head height below 1.5m

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: B

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

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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