



Langdon Fields, Galmpton, Brixham, TQ5 0PJ

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## £575,000 Freehold



Occupying a highly desirable position within a peaceful village cul-de-sac, this substantial **DETACHED FOUR BEDROOM BUNGALOW** enjoys a truly exceptional setting with beautiful countryside views to the rear and a magnificent park-like garden backing directly onto open fields.

Offered for sale with **NO ONWARD CHAIN** the property presents a rare opportunity to acquire a spacious home with tremendous potential for modernisation, enhancement and possible extension, subject to the necessary planning permissions.

The property is approached via a driveway providing off-road parking leading to a double garage with twin up-and-over doors. Adjoining the garage to the rear is a workshop ideal for storage or further practical use. Solar panels have been installed on the front roof slope, providing an additional energy-efficient feature.

Internally, the accommodation is generously proportioned and arranged around an L-shaped reception hallway, complete with both a double linen cupboard and a separate cloaks cupboard and access to the large loft space.

A particularly spacious lounge enjoys a large picture window overlooking the front garden, creating a bright and welcoming principal reception room.

The kitchen/breakfast room is also positioned to the front of the property and is fitted with a comprehensive range of beech-effect wall and base units complemented by matching work surfaces and a stainless-steel sink and drainer. Integrated cooking facilities include a Neff eye-level oven, matching hob and extractor hood, while there is ample space for further appliances and a breakfast table with chairs.

To the rear, the formal dining room benefits from patio doors opening directly onto the garden, providing an excellent connection between the indoor and outdoor living spaces and creating an ideal setting for entertaining family and friends.

The bungalow offers four well-proportioned bedrooms, providing flexibility for families, visiting guests or home working requirements. The principal bedroom is fitted with an extensive range of built-in bedroom furniture. The accommodation is further served by a family bathroom/WC and a separate shower room/WC.

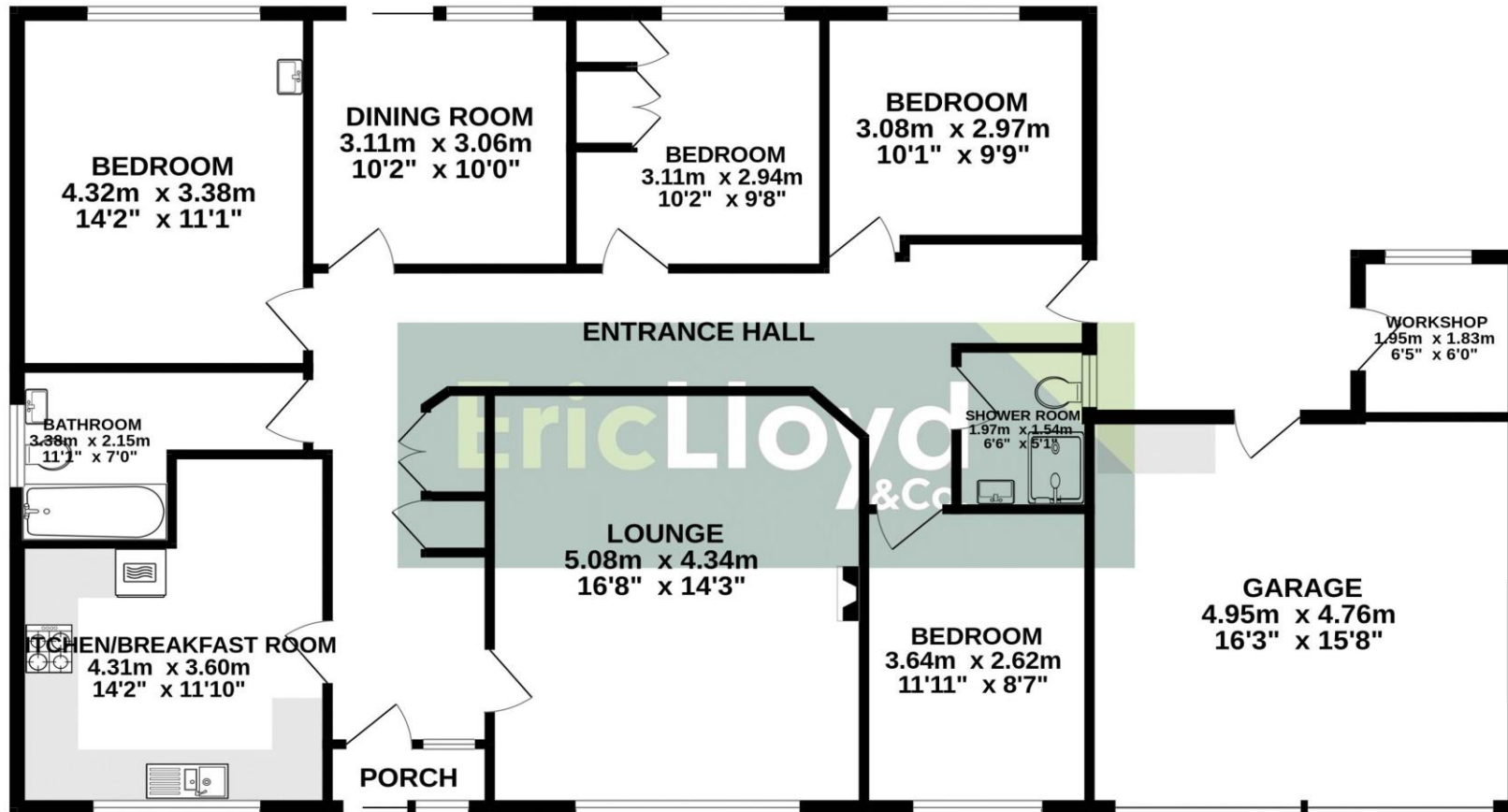
Without doubt, one of the property's most outstanding features is the remarkable rear garden. A true gardener's paradise, the expansive grounds gently slope towards the adjoining fields and enjoy a delightful rural backdrop.

Beautifully established over many years, the garden incorporates extensive lawns, mature trees, ornamental shrubs, colourful flower borders and an orchard area containing several fruit trees. Additional features include a greenhouse and garden shed, making this an exceptional outdoor environment for keen gardeners and nature lovers alike.

Galmpton is one of South Devon's most sought-after villages, offering a strong sense of community, local amenities, highly regarded primary schooling and convenient access to the nearby coastal towns of Paignton, Brixham and Dartmouth. Surrounded by stunning countryside and close to the River Dart, the village provides an enviable lifestyle combining rural tranquillity with excellent accessibility. A rare opportunity to secure a spacious village home in an outstanding setting with enormous future potential.



GROUND FLOOR  
147.5 sq.m. (1587 sq.ft.) approx.



TOTAL FLOOR AREA : 147.5 sq.m. (1587 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: C

COUNCIL TAX BAND: F

Please note there is a **Private Septic Tank for sewerage.**

AGENTS NOTES: 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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