



Jasmine



Jasmine Crownhill

Galmpton, Brixham, Devon, TQ5 0PS

Brixham: 2.5 miles, Totnes: 7 miles, Exeter: 27 miles

A charming detached family home occupying an elevated position within one of South Devon's most sought-after coastal villages, enjoying superb south-facing views, a substantial level garden and highly efficient modern living.

- Sought-after village location
- Detached early 20th Century home
- 1,813 sqft of accommodation
- High energy efficiency
- Flexible reception space
- 4 Bedrooms and 2 bathrooms
- Level garden extending to 0.26 acres
- Off-road parking and garage
- Freehold
- Council tax band: E

Guide Price £750,000

SITUATION

The property is situated close to the centre of the historic village of Galmpton, a thriving South Devon village positioned between Torbay and the South Hams. Well served for day-to-day amenities, the village benefits from a general store, post office, butchers, public house and a strong community atmosphere. The nearby coastal destinations of Brixham, Dartmouth, Torquay and Totnes are all easily accessible, whilst the sandy beach at Broadsands is approximately one mile distant. The surrounding coastline offers numerous coves, coastal walks and access to the South West Coast Path, while the National Trust's Greenway House lies nearby.

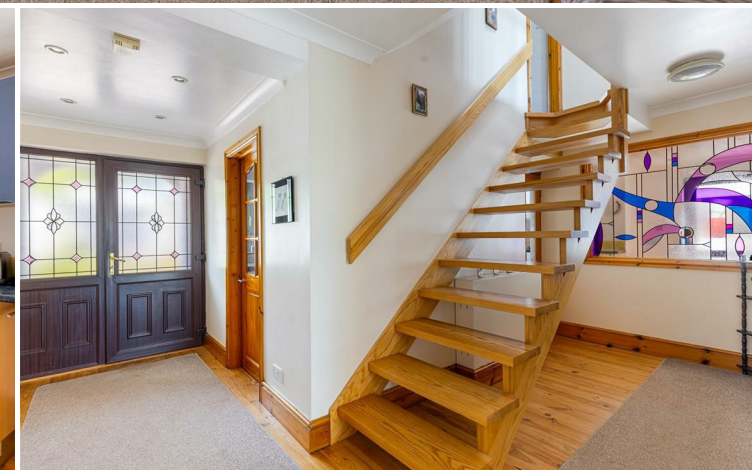
The area also benefits from excellent schooling options; a well-regarded village primary school is on the doorstep while there is an extensive range of secondary schooling options, including 3 of the counties 7 grammar schools. Churston Ferrers Grammar school is in the village itself, while Torquay boys and girls grammar schools are just 7.5 miles away.

The area also benefits from a range of recreational facilities including Churston Golf Club and the Dartmouth Steam Railway. Mainline rail services to London Paddington can be accessed from Totnes, with access to London in just under 3 hours.

DESCRIPTION

Jasmine is a charming detached family home occupying an elevated position within the highly desirable village of Galmpton. Originally built in the early 20th Century, the property has been sympathetically extended and improved to create versatile family accommodation extending to approximately 1,813 sqft.

Enjoying a southerly aspect, the property benefits from excellent views across the village and surrounding countryside, while the substantial plot extends to approximately 0.265 acres. A particular feature is the level rear garden, providing excellent outdoor space for family life and entertaining. Further benefits include off-road parking, a garage and a range of energy-efficient features including photovoltaic panels and rainwater harvesting.



ACCOMMODATION

The accommodation is arranged over two storeys and offers a versatile layout well suited to modern family living. Across the ground floor there is underfloor heating throughout together with two substantial reception spaces. The principal sitting room is situated to the rear of the dwelling and enjoys a triple aspect, ensuring a light and welcoming environment while making full use of the attractive outlook over the garden. A fireplace provides a focal point for the room, while sliding doors open directly onto the decked terrace.

To the front of the property is a further reception room currently utilised as an informal sitting room, although it could equally serve as a fifth bedroom if required. The kitchen and dining room form the social hub of the home, featuring a range of fitted wall and base units alongside a central island providing additional workspace and storage. Integral appliances include two electric ovens and a gas hob, while the room offers ample space for family dining. A utility room is situated centrally within the dwelling, providing further practical storage and laundry space. The ground floor also benefits from a family bathroom comprising a separate shower, bath, wash basin and WC.

On the first floor are four bedrooms, three of which are comfortable doubles. The principal and guest bedrooms are positioned to the rear of the dwelling and enjoy far-reaching views across the village and surrounding countryside, with the guest bedroom benefitting from views towards Dittisham. The principal bedroom enjoys a dual aspect together with extensive built-in storage. These bedrooms are serviced by a shower room comprising a shower, wash basin and WC.

OUTSIDE

The approach to the property is via a private, that services four properties including Jasmine. To the front of the dwelling, off-road parking provides space for three vehicles and leads to a single garage equipped with power and lighting. Side access is available to the rear garden.

The gardens are a particular feature of the property. Immediately adjoining the sitting room is a substantial decked terrace, creating an ideal space for outdoor seating and dining while taking advantage of the property's southerly aspect and views. Steps lead down to the principal area of lawn, which is level in nature and bordered by mature hedging and flower beds incorporating a range of established shrubs and planting. Despite the elevated position, the garden retains a high degree of privacy and offers excellent space for family activities and entertaining.

A further section of garden sits beyond the main lawn and currently accommodates a green house and a garden shed.

SERVICES

All mains services connected. Gas fired central heating. Within the grounds of the property is a collection of 8kwh worth of Photovoltaic Panels that provide electricity to the property, as well as being sold back to the national grid. The property benefits from a rainwater harvesting system, totalling 37 cubic meters of capacity, that optimises collection of rainwater to be used back within the property, for use in the toilets, showers and washing machine. In total, these measures ensure considerably low running costs for a property of its comparable size and age. Ofcom advises that superfast broadband is available and mobile coverage is likely via the major providers.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel: 01803 201201
Email: customer.services@torbay.gov.uk

DIRECTIONS

From the A3022, turn onto Langdon Lane and proceed into the village of Galmpton. Continue straight over the mini-roundabout, remaining on Langdon Lane, and proceed down the hill for approximately a quarter of a mile. Turn left onto Crownhill Crescent and continue up the hill, where the property can be found as the second property on the right-hand side.

What3Words: ///shopper.headed.overdrive



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Jasmine, Galmpton, Brixham, TQ5 0PS

Approximate Gross Internal Floor Area = 168.4 sq m / 1813 sq ft
Garage Area = 22.6 sq m / 244 sq ft
Total Area = 191.1 sq m / 2057 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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