



Wild Flower Retreat Higher Warborough Road  
Galmpton Devon

**£895,000 Freehold**

**JOHN COUCH**  
THE ESTATE AGENT



# Wild Flower Retreat Higher Warborough Road Galmpton Devon TQ5 0PF

## £895,000 Freehold



An individual detached four bedroom house in a quiet South Devon village location, in easy reach of Torquay, Brixham and Dartmouth with level south facing gardens, integral garage and gated driveway parking

- Detached house ■ Sought-after village location
- Four bedrooms ■ Two en-suite and one family bathroom
- Kitchen/breakfast room ■ Living/dining room
- Cloakroom/WC ■ Integral garage ■ Level south facing garden

### FOR SALE FREEHOLD

Wild Flowers is a smart contemporary detached home designed with architectural flair to provide spacious living accommodation, four bedrooms (one at ground floor level), three bathrooms and sunny level gardens with decked terrace and summerhouse.

### LOCATION

Galmpton is a much sought after traditional Devon village close to beaches and the River Dart at Galmpton Creek. This thriving and friendly community has excellent local amenities including a post-office/shop, GP surgery, a well-regarded village pub and village hall with further shops and facilities including a library at nearby Churston Broadway. Set between the coast at Broadsands and the River Dart there are many walking trails in the area including the South West Coastal Path and the 2.5 mile walk to Agatha Christie's holiday home, Greenway (now owned by the National Trust).

The village adjoins an Area of Outstanding Natural Beauty and there is a Grade II listed Windmill on the common. The centre of the village dates from the early Middle Ages and is now a Conservation area.

There are many schools in the vicinity with a primary school in the village and a grammar school at nearby Churston Ferrers (subject to admissions policy). Churston Golf Course abuts the coast and offers amazing coastal views.

Nearby are an excellent range of supermarkets, home stores and the South Devon College with the ring-road allowing quick access to Torbay Hospital, Totnes, Newton Abbot and the M5 motorway. Buses from the Dartmouth Road run to Brixham in the east and Paignton and Torquay in the west with a service also running to Kingswear where a passenger ferry links to Dartmouth (car ferries are also available).

### INTERIOR

With level access from the driveway, the front door opens to a welcoming hallway where the curved staircase showcases the individual style of this residence. To the rear of the house is the expansive living room where the space is naturally zoned to allow for separate seating and dining areas and the partially vaulted ceiling adds architectural interest.

Large architectural windows flood the room with light and double doors open to give easy access to the garden terrace.

Adjacent to the living room is the spacious kitchen which has southerly views over the garden, a door opening to the terrace and space for a breakfasting table and chairs. This bright room has been fitted with a good range of quality wall and base units that incorporate some integrated appliances with contrasting countertops creating a striking contrast.

**VIEWING BY APPOINTMENT ONLY**

From the kitchen, a door gives access to the integral garage where a utility space has plumbing for laundry appliances.

Following the hallway to the front of the house is a double bedroom with en-suite shower room and completing the ground floor accommodation is a cloakroom/WC and a double cloaks cupboard.

The stylish curved staircase gently rises to the first floor where there are three further bedrooms and a well-fitted family bathroom that has a bath and separate shower.

The principal bedroom overlooks the front aspect and has a quality en-suite shower room and storage cupboard. There is also a very large walk-in storage cupboard accessed from the landing. Bedrooms two and three are both double bedrooms, one overlooking the rear and one to the front aspect.

## **OUTSIDE**

The house is privately set behind mature evergreen hedges and specimen trees with a gated driveway giving access to the single garage and providing space for parking, the drive is edged with a small area of level lawn.

Accessed from the either the kitchen or living room, the south facing back garden has a decked terrace which is perfect for al-fresco dining. The garden is very private with evergreen hedging and a level area of lawn making it low maintenance. A wooden summerhouse is a fabulous focal point and provides storage space for garden paraphernalia.

## **AREA**

Galmpton is only 1.2 miles from the stunning South Devon Coast, which is dotted with sandy beaches and coastal footpaths that lead to hidden coves, with the closest beaches being at Broadsands and Elberry Cove.

The nearby English Riviera towns of Torquay, Paignton and Brixham all have level seafront esplanades that flow around the coast where restaurants, bars and hotels dot the waterfront.

The nostalgic elements of this bygone age, such as period architecture, the famous piers and breakwater, iconic palm trees, beach huts and sandy beaches are well preserved and provide a timeless element that now blends seamlessly with new contemporary architecture.

The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre the Agatha Christie Festival and an annual Seafood Festival.

The nearby historic riverside town of Dartmouth also has many fine restaurants, boutique shops and is home to the annual Royal Regatta.

## **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at Totnes, Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. New boiler fitted March 2023.

**CURRENT PROPERTY TAX BAND F** (Payable Torbay Council 2025/26 £3379.77)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)



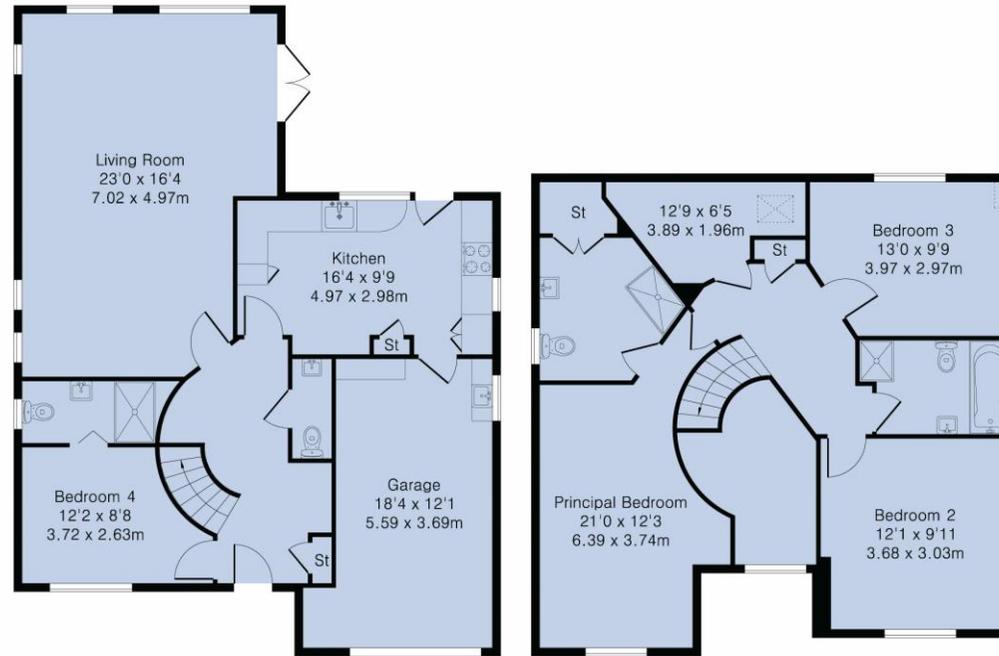




## Approximate Gross Internal Area 1803 sq ft - 167 sq m

Ground Floor Area 972 sq ft – 90 sq m

First Floor Area 831 sq ft – 77 sq m



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	77	
(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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan 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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk

 Zoopla    [www.johncouch.co.uk](http://www.johncouch.co.uk)

IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.