



*Superb period house with guest cottage and self-contained apartment situated on the River Dart at Galmpton Creek*

**Cliff Cottage, Galmpton, Brixham, Devon, TQ5 0EH**

Guide price £2,500,000

**savills**



*Exceptional waterside setting on the creek at Galmpton • Superb period house with guest cottage and self-contained apartment • Terraces and gardens • Double garage and ample parking • Quay and private mooring*

#### Local Information

Galmpton is a semi-rural village situated 2.5 miles from Brixham and 3 miles from Dartmouth by road and ferry. Galmpton Creek is a beautiful creek with moorings and boatyards and extraordinary sunsets. The village of Galmpton, (not to be confused with Galmpton near Kingsbridge!), offers a good village pub, a general store / post office, primary school and a butchers. Nearby Churston Ferrers offers a farm shop and a co-educational grammar school. Girls' and boys' grammar schools are situated in nearby Torquay. A 5-minute boat ride across the river are the Ferry Boat Inn and Anchorstone Cafe in Dittisham. There is lots to do locally with a stunning coastline and beautiful beaches, Churston Golf Club, the Dart Valley Trail, Southwest Coastal Path and Agatha Christie's former home Greenway House. The wonderfully eclectic market town of Totnes, with its main line rail link to London in under 3 hours, is about 6 miles. Paignton offers an alternative fast train route to London. The A380 major link road to Exeter and the M5 is about 4 miles.

#### About the property

Cliff Cottage is situated in a most glorious setting on Galmpton Creek, a tributary of the River Dart. The area is steeped in history

dating back to 1588 when Sir John Gilbert, half-brother of Sir Walter Raleigh was instrumental in repelling troops from the Spanish Armada and reportedly used the outbuildings at what is now Cliff Cottage to house the Spanish POWs.

Cliff Cottage, originally built in Georgian times and extended in 2004, is now a beautifully presented and well-loved family home which offers spacious and bright accommodation comprising four reception rooms, five bedrooms and three bathrooms arranged over two floors. The heart of this fabulous home, on the market for the first time in 20 years, is the gorgeous large farmhouse style kitchen which includes a sitting and dining area and benefits from double doors leading to a waterside terrace and a picture postcard view. Kitchen appliances include an electric 4-oven Aga, induction hob, dishwasher and fridge/freezer. There is also a walk-in pantry and newly fitted utility / boot room. The remaining reception rooms are a drawing room with fireplace and a dining room, both with









beautiful cornicing and double aspects offering stunning views through windows flanked with traditional shutters. The house also benefits from a study with hatch leading to a wine cellar below. There are two staircases rising to the first floor, one a traditional Georgian style staircase rising from the entrance hall and the other, a contemporary spiral bespoke staircase rising from the kitchen. The first floor comprises five bedrooms including a principal bedroom suite with a dressing room and bathroom featuring a roll top and claw feet bath, two further ensuite bedrooms and a further two double bedrooms, a family bathroom and separate shower room.

Outside, the established gardens extend over different levels with a level lawn and two wonderful paved terraces offering al fresco dining areas. The wrap-around veranda provides further seating areas from which to enjoy the wonderful surroundings, and the newly-decked quay gives access to the water and mooring. Within the garden is a recently built summerhouse with electrics that has been used as a workshop but would make a lovely home office - it's definitely a room with a view! The Boathouse roof has been fully paved giving exceptional additional outdoor space. There is a private drive which leads to a large parking area and the double garage as well as additional parking nearer the private quay,

which is currently given to Airbnb guests.

The lower ground floor of Cliff Cottage provides a self-contained apartment with a bedroom, shower room and an open plan living room with fitted kitchen and double doors leading to the adjoining waterside terrace. It is a fabulous bolt hole and is beautifully presented throughout. In addition to the apartment is The Spanish Boathouse, which has been a successful holiday let for a number of years and is rated with 5 stars by happy guests. The boathouse offers a double bedroom, bathroom and a spacious open plan kitchen / living room with doors to its own private waterside terrace.

#### Directions

Follow the Sat Nav to Galmpton TQ5 0EH. Once in the village, turn into Kiln Road, following the signs to Galmpton Creek and Dartside Quay. Follow Kiln Lane past Dartside Quay and Dolphin Haven boatyard and the drive to Cliff Cottage is at the end of the road.

#### Services

Mains water, private drainage  
Oil fired central heating to main house  
Gas fired central heating to Spanish Boathouse













Apartment kitchen



Boathouse kitchen



Apartment living



Boathouse living










Cliff Cottage, Galmpton, Brixham, Devon, TQ5 0EH  
Gross Internal Area - 3943 sq ft  
Tenure – Freehold  
Local Authority – South Hams District Council, Band G



**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams.  
Telephone: 01548 800462

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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