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1 River View, The Quay Stoke Gabriel, TQ9 6RD

A three bedroom waterside end of terraced cottage in a highly sought after location.

Totnes 4 miles Dartmouth 8 miles (via ferry) Exeter 29 miles

• Sitting room with woodburning stove • Large kitchen/breakfast room with door to enclosed patio • Three bedrooms • Family bathroom • Waterside location • Easy access onto the River Dart • Stunning Estuary and Mill Pond views •

Guide price £425,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

1 River View is situated a short distance from the public slipway in a superb waterfront position. The property enjoys spectacular views upstream across the Mill Pool and downstream towards the picturesque village of Dittisham, Dartmouth and Kingswear are only 6 miles downstream and are famed as a yachting centre.

Stoke Gabriel itself is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and pre and primary school. This friendly village with its winding, narrow roads has a church, two pubs and three shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car. Situated opposite is the licenced River Shack cafe, which serves breakfast, lunch, dinners and even a Sunday roast.

Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington. The busy medieval town of Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities

and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

ACCOMMODATION

1 River View is accessed via a shared pathway to the front and rear of the property. Entrance door to large sitting room with double glazed window to the front, fireplace with woodburning stove and tiled hearth.

Doorway to the kitchen to the rear of the property which has a range of wall and base units with a Belfast sink and built in Zanussi electric oven and Zanussi 4-ring induction hob and extractor over. The kitchen has space and plumbing for understairs storage cupboard. Door to outside patio.

Part timber and partly carpeted stairway leads to the first floor landing. Bedroom 2 with front aspect window affording superb views beyond the River Shack, car park and pontoon towards the Creek. Bedroom 3 overlooking the rear of the property. Fully tiled bathroom with large bath, separate quadrant corner shower, wash hand basin and WC.



Further flight of stairs lead to the second floor with master bedroom 1 with front aspect views, again as bedroom 2 with far reaching country/hill views beyond.

OUTSIDE

To the rear of the property is a paved courtyard area with a high stone wall to the rear. Please note that the adjoining cottages have a pedestrian right of way through the yard to access the rear of the properties.

CAR PARKING: There is an allocated parking space on the quay in front of the property. The current owner also purchases a second space annually to be used by guests.

MOORING: Enquiries for a running mooring or a deep water mooring can be requested from the Harbour Master. We understand there is a waiting list for a berth on the pontoon directly outside of the property.

SERVICES

Combi boiler for gas central heating, mains water, electricity, drainage.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

When in Stoke Gabriel, follow the road down into the heart of the village. Near the Castle Inn public house, turn down Mill Hill towards the Quay and car park. Follow this road down to the end and park in the River Shack car park. Number 1 River View is found opposite.

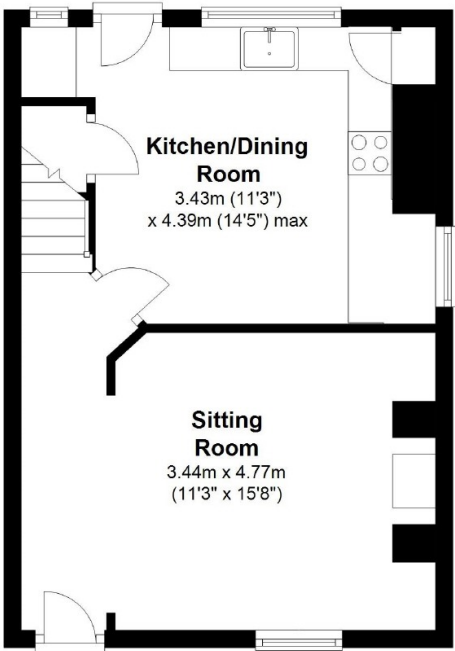


1 River View, Stoke Gabriel



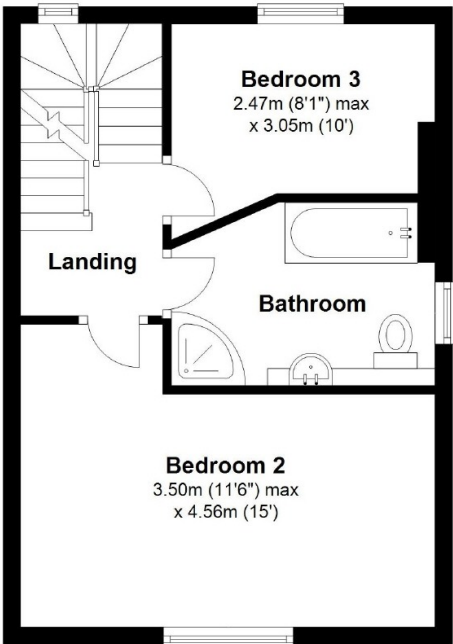
Ground Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



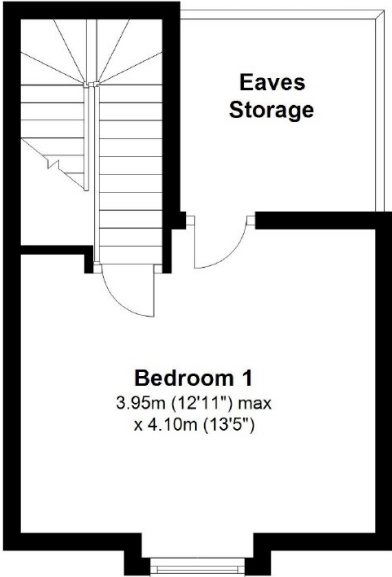
First Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



Second Floor

Approx. 18.0 sq. metres (194.0 sq. feet)



Total area: approx. 84.3 sq. metres (907.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	41	60
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	