



Coronation
Cottage,



Coronation Cottage, 3 Church Road, Stoke Fleming, TQ6 0PX

A charming attached cottage with a low maintenance garden, ideally situated in the heart of the sought-after village of Stoke Fleming.

Dartmouth 3 miles Totnes 13 miles

- Character cottage
- Central village location
- Three bedrooms
- Wood burning stove
- Garden
- Outbuildings
- Parking near by
- Holiday home potential

Guide price £320,000



SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store, active church, village hall, a restaurant and a village pub at its centre. Located within the South Hams, an AONB with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay.

Less than a mile away is the award winning beach of Blackpool Sands considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few short miles away should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops as well as benefitting from breathtaking views over the estuary. Exeter has an international airport, Plymouth has a ferry terminal and Devon benefits from a comprehensive road and rail network giving easy access to the rest of the UK and Europe.

DESCRIPTION

An attached cottage with great character, ideally situated in the heart of the sought-after village of Stoke Fleming. The property is arranged over three floors and has three bedrooms, a family bathroom, kitchen, sitting room with a wood burning stove and a garden.

ACCOMMODATION

A wooden front door opens in to the living/dining room which has wooden floors, and a window to the front aspect with a window seat and plenty of space for a dining table and chairs. There is a good size wood burning stove set in a stone hearth with a wooden mantle. Above the wood burning stove is an opening through to the kitchen. The kitchen has two windows to the rear aspect, a tiled floor and some under counter storage and shelving. There is a Belfast sink and space for a free standing electric cooker and an under counter fridge. A stable door leads out to the garden.

An open wooden staircase rises from the living/dining room to the first floor which has two bedrooms with wooden floors and windows to the front. Bedroom 2 is a large double with a small built in cupboard and Bedroom 3 is a single/ bunk room.

A second open wooden staircase spirals up to the second floor, again with

wooden floors throughout. Bedroom 1 is a large double with a window to the front aspect and two Velux windows allowing plenty of natural light. There is plenty of space for a double bed and additional storage. There is a family bathroom with a bath with a shower over, a WC, a wash hand basin and window to the rear aspect overlooking the garden. A cupboard in the bathroom houses the immersion heater.

OUTSIDE

To the rear of the property is a garden accessed via the stable door in the kitchen. Stone steps rise to a decked area with space for a table and chairs. Another set of stone steps lead to a gravelled area with railway sleeper plant beds. There are two outbuildings at the end of the garden, one of which houses a washing machine and tumble dryer, the other an outside WC.

SERVICES

It is understood that all mains services are connected except gas. (No gas in village).

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

Take the A379 from Dartmouth to Stoke Fleming. Upon reaching the village, continue down in to the centre, turning right in to Church Road next to the village shop. Coronation Cottage will be found on your right hand side.

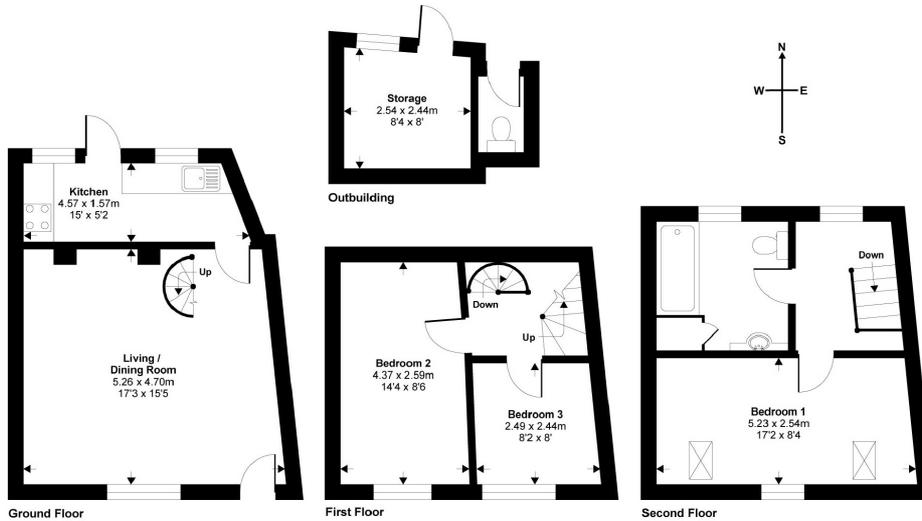
DARTMOUTH OFFICE

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To arrange a market appraisal, book a viewing or for further information on the services we offer throughout our 21 offices call the sales department on 01803 835336 or lettings on 01803 833681.

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Approx. Gross Internal Floor Area
79.6 Sq Metres 857 Sq Ft (Excludes Outbuilding)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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