

STAGS

Chestnut Hill

Chestnut Hill Broad

Stoke Gabriel, Totnes, Devon, TQ9 6SQ

Totnes: 4.4 miles, Dartmouth: 10.9 miles, Exeter: 28.8 miles

Chestnut Hill is a detached, three storey property with three / four double bedrooms located in an elevated position in the desirable village of Stoke Gabriel

- Exceptional views
- Outside decking with extensive views
- Three / four double bedrooms
- Flexible layout
- Council Tax Bands E and A
- Contemporary design
- Located within a sought after Village
- Private parking
- Freehold

Guide Price £565,000

SITUATION

Situated in the heart of Stoke Gabriel, a vibrant village bursting with life, Chestnut Hill affords its residents an unparalleled lifestyle. Immerse yourself in the warm community spirit and lively social scene, complete with boating, canoeing, and unforgettable river trips along the mesmerising River Dart. The village's esteemed boating association even offers thrilling RYA sailing training for children, as well as a year-round calendar of exhilarating boating events.

The historic town of Totnes is a short distance away, a bustling market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter, Plymouth and the M5 beyond. International and domestic flight destinations from Exeter Airport. Main line rail links to London Paddington are located in Totnes.

DESCRIPTION

Chestnut Hill is an extraordinary three-story property, boasting a prime location in the highly sought-after village of Stoke Gabriel. With three to four double bedrooms, this detached home sits in an elevated position, offering unrivalled panoramic views of the picturesque valley and the enchanting Mill Pool. Nestled within an Area of Outstanding Natural Beauty, the property is nothing short of a paradise for nature lovers and adventure seekers.







ACCOMMODATION

Enter Chestnut Hill from the level outdoor carport into a spacious hallway connecting a dining room, contemporary kitchen and beautiful sitting room. The kitchen offers a sleek design fitted with contemporary base and wall units, built in single oven and microwave, Neff induction hob with Rangemaster extractor hood over, Bosch dishwasher and space for fridge freezer. There is also a cloakroom with built-in cupboards and a convenient WC.

Descend to the middle floor to find a delightful hallway leading to the tranquil main bedroom accommodations, a linen cupboard, and a practical utility room. The master bedroom boasts an en-suite shower room and the two further double bedrooms offer comfort and privacy. The family bathroom is modern and the utility room is well-designed.

Descend once more to the lower level, revealing a storage and boiler room, as well as additional storage. A spacious studio room with tiled flooring. There is a second kitchen with ample cupboard space, a generously-sized shower room, offering endless possibilities for this lower level, including multi-generational living or guest facilities.

OUTSIDE

The standout feature of the outside space is the expansive decking area, providing the ultimate spot for alfresco dining and relaxation whilst soaking in the breath-taking views. With multiple patio areas and raised flower beds, to the front and the rear, the outdoor space is outstanding and easy to maintain.

To the front of the property off a quiet lane is a level car port, convenient and an extremely rare find for a property in this delightful village.

SERVICES

Mains electricity, water, drainage and gas are connected to the property.

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

From Totnes take the A385 towards Paignton. Stay on this road for approx 2 miles & turn right sign posted Stoke Gabriel. Follow this road through the village of Aish, then turn right sign posted Stoke Gabriel. Proceed along the country lane and down to the T junction. Turn right onto Paignton Road, take the next left remaining on Paignton Road and left again at the Memorial leading onto Stoke Hill. Take the next left onto Broadpath and Chestnut Hill will be found a short distance on the right.

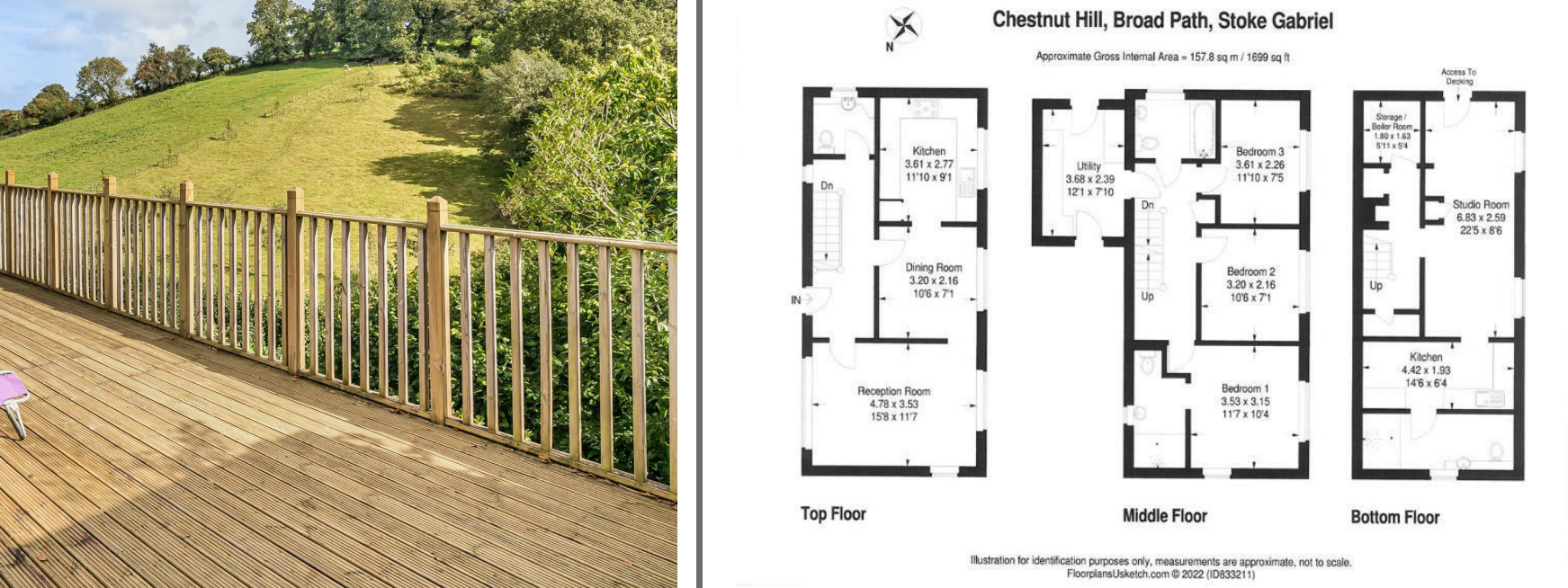


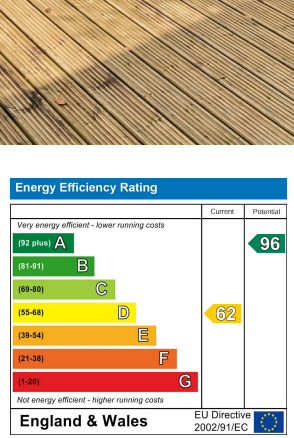




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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