STAGS



Stoke Hill Cottage

Stoke Hill Cottage, Stoke Hill, Stoke Gabriel, Totnes, Devon, TQ9 6SF







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

A detached 3 bedroom family home with fantastic waterside views, a large garden, garage and off road parking in a sought after village

- Reverse level accommodation to make the most of the superb views
- Spacious first floor triple aspect sitting room/dining room with balcony
- Stunning view of the Stoke Gabriel Mill Pool
- No onward chain
- Well fitted kitchen
- Single garage with one off-road parking space
- Council Tax Band F
- Freehold

Offers In Excess Of £525,000

SITUATION

Stoke Gabriel is a popular and sought after village which lies in an Area of Outstanding Natural Beauty at the head of a creek on the River Dart about four miles south-east of Totnes. The older part of the village is in a conservation area near the River and Mill Pool and much of the area is a Coastal Preservation Area. The village has good facilities including a church, primary school, pre-school [2 to 5 yrs], village hall, post office, general stores and two public houses.

Buyers see Stoke Gabriel as a lifestyle choice both because of the amenities that it offers and its thriving strong family social life and community spirit, with boating, canoeing and river trips on the River Dart on your doorstep. The village boating association also provides RYA sailing training for children and a year round calendar of boating events.

DESCRIPTION

We understand that parts of the original cottage date back to 1810 and retains much of the stonework, which is exposed in some of the walls and was extended in 1987 to expand the accommodation. Owing to its position in the village and its fantastic views, the sitting room is located on the first floor and has a balcony which makes most of the stunning south and west facing views. A real selling feature of the property, together with the views are the gardens which surround the property to the rear and of course the off road parking space and the single garage.

ACCOMMODATION

From the entrance drive a door leads through into the well fitted kitchen / breakfast room with a range of base and eye-level kitchen units with pan drawers, a Hotpoint single electric oven with an AEG 4-ring hob, with Hotpoint extractor fan over. There is a Bosch integrated dishwasher and in the corner of the kitchen is the Worcester gas-fired boiler.

An archway leads past a space for the washing machine and tumble drier (please note that these white goods and other contents can be made available by separate negotiation). Door into a family bathroom with tiled floor, bath with shower attachment over. From the kitchen / breakfast room a door and step lead down to the rear hall with door to the garden and doors to double bedroom 1, with a large walk-in wardrobe, door to bedroom 2, currently used as a study / sitting room with exposed stone wall and an original fireplace.

The stairs lead up to the first floor landing with door to bedroom 3, enjoying a good view over the Mill Pool. Door to a shower room with tiled floor and walk-in shower. Door to sitting room/dining room with exposed ceiling timbers and stone wall. This large, light and airy room is triple aspect with lovely views out over the village and has a patio door leading out onto a south and west facing balcony.

OUTSIDE

To the rear of the off-road parking space is the single garage with an up and over garage door. The garden, which surrounds the property, are partially edged with a stone wall and there is a charming timber gateway leading from the side of the house out on to the country lane. From the door of the rear hall is a slate paved patio with a number of steps and walkways leading down to the various lower levels of the garden. The lower level of garden is laid to lawn with mature herbaceous borders, where there is a concrete hardstanding with a timber summerhouse. There is a door into the garage from the garden, which has an exposed stone wall and a former fireplace.

SERVICES

Mains gas-fired central heating, water, electricity and drainage. According to Ofcom, up to Superfast broadband and good outside mobile reception is available.

LOCAL AUTHORITY

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

VIEWINGS

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. The property will be found on the right hand side after about 200 yards.





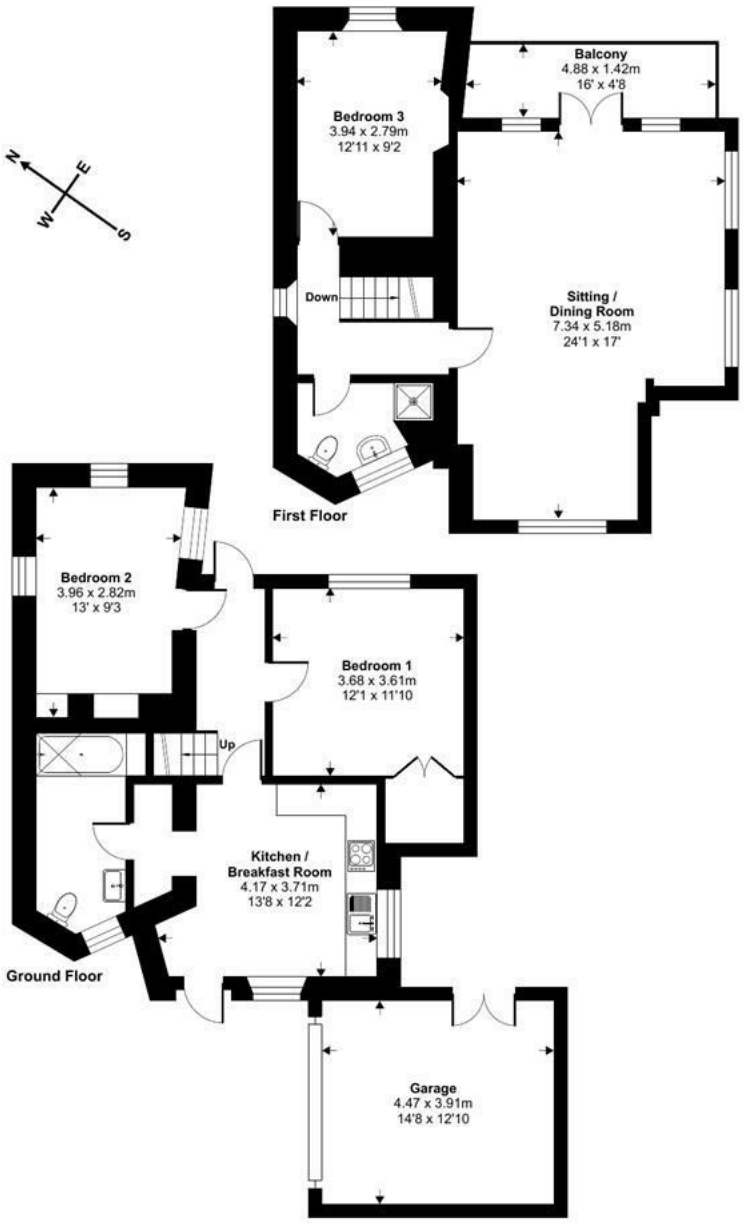






Approximate Area = 1476 sq ft / 137.1 sq m (includes garage)

For identification only - Not to scale

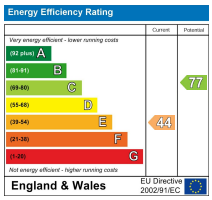


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1003859

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.

STAGS



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk