



Southfield House,
New Road



Southfield House

New Road, Stoke Fleming, Dartmouth, TQ6 0NR

Dartmouth 3 miles Totnes 13 miles Kingsbridge 13 miles

- Some fabulous sea views
- Southerly walled garden
- Five zone underfloor heating
- Grand Victorian home
- Generous parking & garage
- Beautifully restored & modernised
- Vendor advises property was former B&B

Guide price £750,000

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 area of outstanding natural beauty 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

Tucked in the heart of the sought-after village of Stoke Fleming, this handsome three storey house sits in its own private southerly facing garden. Southfield House has five good sized bedrooms, two of which have large en-suites, one is its own suite, and a further family bathroom. Downstairs there are three spacious reception rooms, study, utility room, a good size garage and a lovely conservatory which opens out to the front garden.

ACCOMMODATION

A French oak door leads into the Hallway. French oak engineered floorboards run throughout the downstairs and house the five zone underfloor heating system. The Kitchen/Dining Room features antique pine doors, large solid ash beams and feature stud walls. It is double aspect overlooking the front garden and rear courtyard and has a range of Caesarstone Cashmere granite working surfaces, a Belfast sink, farmhouse cupboards and drawers, solid ash bespoke shelving, Rangemaster and a built in Bosch dishwasher both available subject to negotiation. The Sitting Room has full height stone fireplace and bespoke decorative carved Chicks Grove stone mantle with a round glass front Solas woodburner on a slate



An imposing three storey Victorian character home with southerly walled garden, fabulous sea views and generous parking.





hearth and is dual aspect overlooking the garden, with oak double glazed doors onto a west facing patio. The Music Room has an attractive stone wall and dimmer switch wall lighting and leads to the Conservatory. This is of timber double glazed construction on low walls, with double doors opening to the south facing garden. The study overlooks the rear courtyard. The rear Entrance Lobby has doors to the rear courtyard, garage and garden. There is a Cloakroom and a Utility Room with Belfast sink, boiler, a magnetic filter unit and controls for the heating systems. The main Landing has south facing window with sea views and a walk-in storage cupboard. Bedroom 2 and Bedroom 3 afford sea views and have moulded ceiling cornices and central ceiling roses. Both have en-suite Bathrooms with white suites comprising baths and separate shower cubicles. A secondary lower landing leads to the master suite which is a stylish vaulted room with exposed scissor trusses and built in wardrobes. It is double aspect has its own hall and white suite bathroom comprising bath, separate shower and airing cupboard. On the second floor are two bedrooms with views over the village to the sea and countryside. They have generous under eaves storage. They are served by a bathroom, which is a white suite with a corner bath and separate shower.

OUTSIDE

A private driveway leads from the road to the rear courtyard which is mainly walled and provides parking. There is an integral garage which has light, power and the oil tank. The house enjoys triple access to the stone walled garden, which has a southerly orientation. There are high shrubs and a gate for privacy. The garden is private and quiet and has two patios. It is mainly laid to lawn with a greenhouse and shed. The list of established shrubs and flowering plants is extensive and includes Lilac, Camelia, Mexican Orange Blossom, Passionflower, Jasmin, Honeysuckle, Clematis, Pink Weigera, White Rhododendron, Hostas, Laurel and tree specimens of Cherry, Hebe, Bay and Mulberry. There is additional parking for two cars by long standing arrangement adjacent to the house, by a tenancy agreement.

SERVICES

It is understood that mains electricity, water and drainage are connected. The property is heated via oil fired central heating.

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 and follow the road as it bends round to the left past the village shop. After a few hundred meters you will see the 'Radius 7' restaurant on your left, opposite which is a path leading to the church. Southfield House will be found a short way up the path on your right hand side.

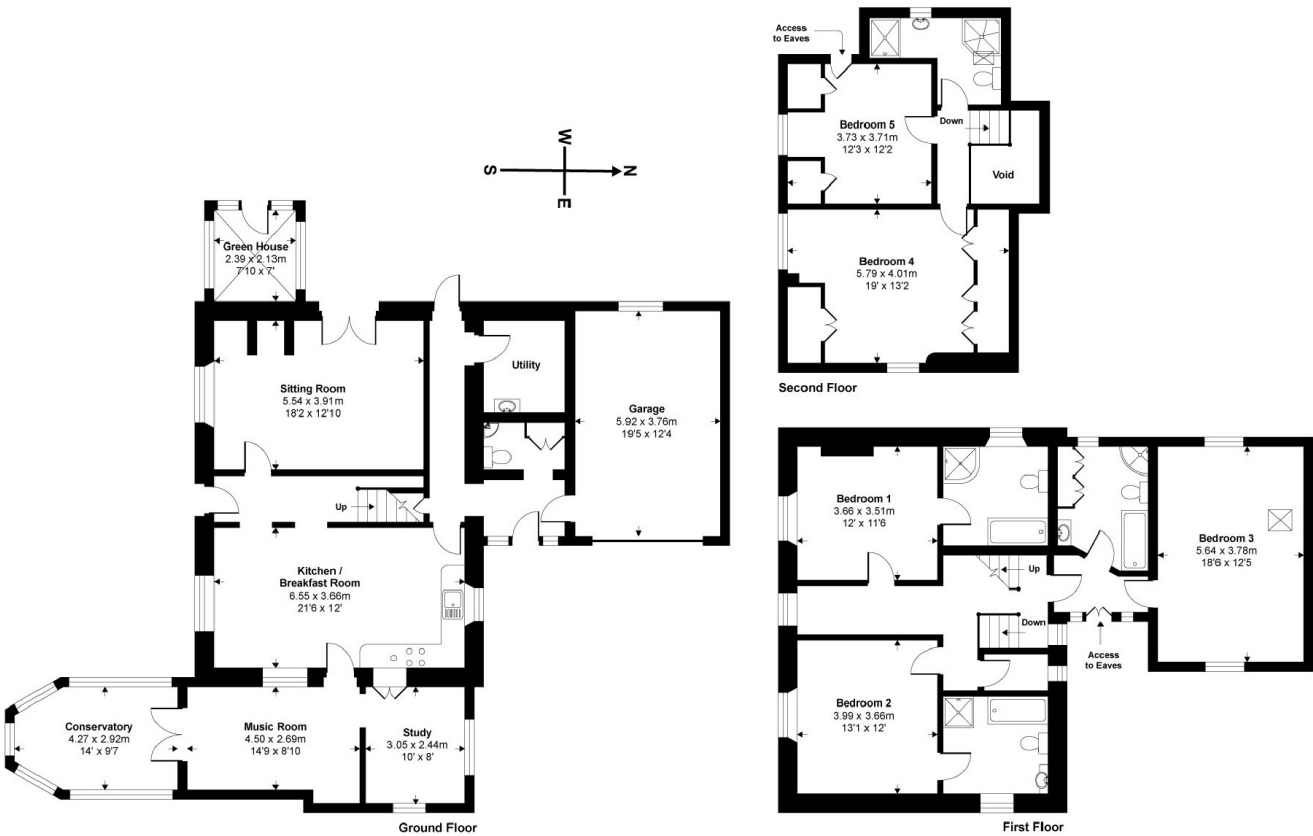
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Approx. Gross Internal Floor Area
274.7 Sq Metres 2958 Sq Ft (Excludes Garden House & Void & Includes Garage)



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

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