



STAGS

Millbrook, Byter Mill Lane, Stoke Gabriel,
Devon, TQ9 6RH

A property with fantastic views over a sought after village

Totnes 3 miles A38 9 miles Exeter 27 miles

- Two beds • Far reaching southerly views • Open plan kitchen/breakfast/sitting room • Conservatory • Garage • Decked terraced area • No onward chain • Potential land at the rear by separate negotiation •

Guide price £385,000

01803 865454 | totnes@stags.co.uk

SITUATION

Stoke Gabriel is an attractive and highly desirable village set in a 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 schools. 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, with its main line railway station with a service to London Paddington, or the nearby towns of Torbay by bus or car.

Today, the picturesque 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, individual shops, recreation and professional facilities.

DESCRIPTION

Millbrook is a 1970's brick built detached property. The property has far reaching views over the Mill Pool, Stoke Gabriel Church and to the River Dart.

ACCOMMODATION

Approached up a flight of exterior steps is the entrance to Millbrook. Entrance door to hallway with timber floor.

Family bathroom with white suite with mixer shower over and door to separate WC. Bedroom 1 with views towards the Church and River Dart. Bedroom 2 with built in wardrobe.

Kitchen with range of base level fitted units with integrated Neff electric oven and 4-ring gas burner hob. One and a half stainless steel sink and space and plumbing for dishwasher and freestanding American-style fridge/freezer. Small breakfast bar area opening to the breakfast room/sitting room with gas fired woodburning stove and sliding patio doors to the conservatory. Small Juliet balcony where stunning views over Stoke Gabriel and the Church can be enjoyed.

From the kitchen, a door leads to the utility area with space and plumbing for washing machine and tumble dryer. Further base level units and door to rear garden.

OUTSIDE

The property has decked and terraced area to the side of the entrance door, a super place to enjoy the evening sun sets. Gate leads to the rear garden with steps climbing to the rear lawn area where further views over the village can be enjoyed.

This area has the potential to be landscaped to create further seating area if required, plus the option of purchasing a strip



of land from the vendors field which adjoins the property to create further outdoor space.

An area of lawn sloping away from the property to the left hand side of the drive overlooking the village and a short flight of steps leading round the rear of the property to the greenhouse.

GARAGE

A single garage with storage and shelving at the rear with a door leading under the property for further storage. There is parking for 2/3 vehicles on the driveway.

AGENTS NOTE

The driveway leading up to Millbrook and The Watch House is owned by Millbrook. The Watch House has full rights of way over and both properties are jointly responsible for its upkeep. The property has lawns on both sides of the driveway which is owned by Dartlets.

SERVICES

Mains gas, drainage and water, gas fired central heating, electricity and superfast Broadband.

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

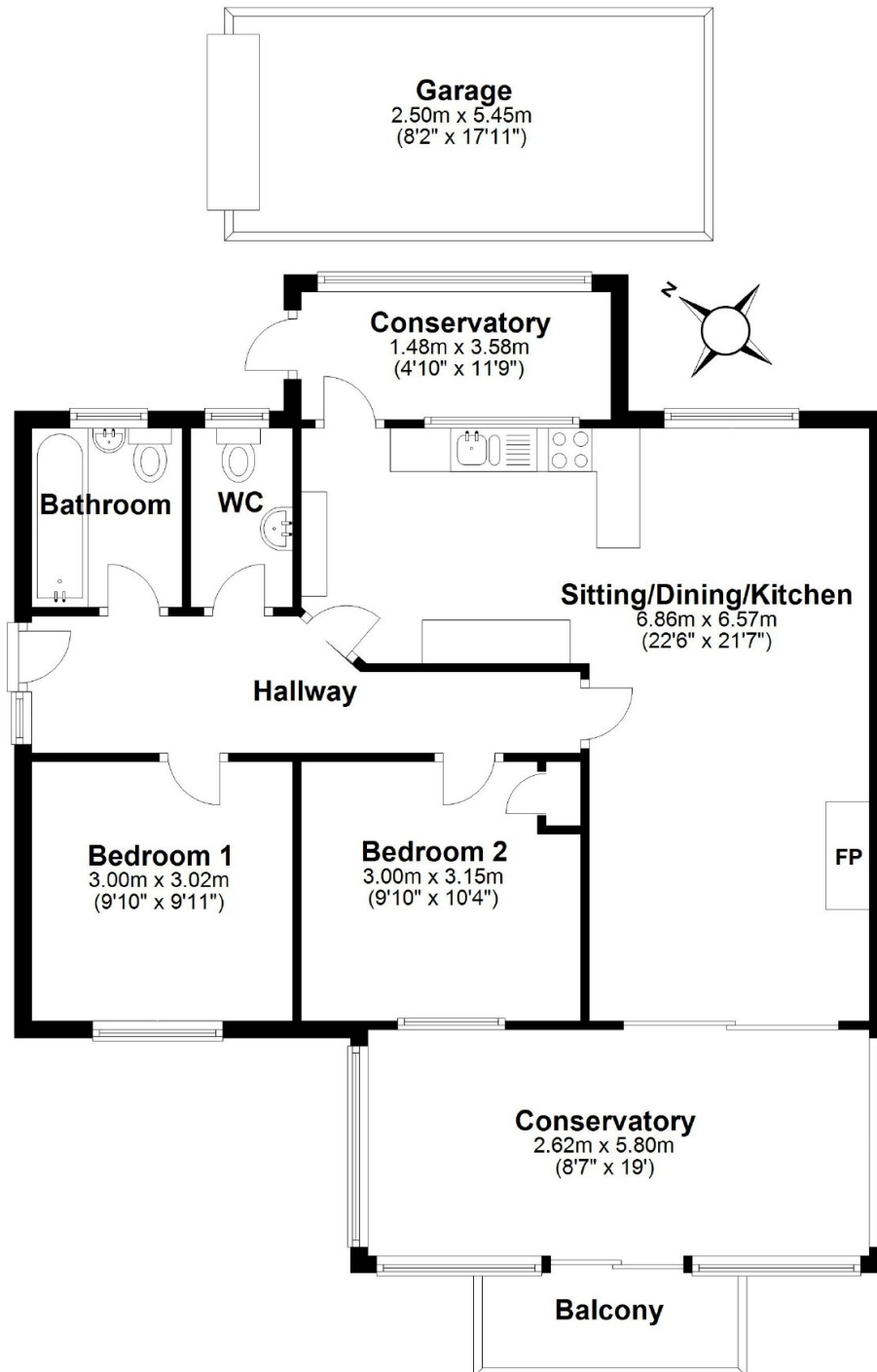
Head into Stoke Gabriel and take the left hand turn into Paignton Road, continuing on for approximately 200 hundred yards. At the Cenotaph turn left up Stoke Hill and follow this lane to the bottom, turning right into Byter Mill Lane, passing the retirement development on the right hand side. Take the first left hand drive which leads up to Millbrook.



Millbrook, Stoke Gabriel

Ground Floor

Approx. 87.6 sq. metres (943.2 sq. feet)



Total area: approx. 87.6 sq. metres (943.2 sq. feet)



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

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@StagsProperty

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			107
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	