



Hillside



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Stoke Hill, Stoke Gabriel, Totnes, TQ9 6SF

Totnes: 4.4 miles; Dartmouth: 18.4 miles; Exeter: 27.5 miles

A substantial detached family home with generous gardens, ample parking and far-reaching southerly views towards the River Dart

- Elevated detached family home
- Over 2,000 sq ft of accommodation
- Southerly views towards the River Dart
- Four bedrooms with potential fifth
- Spacious reception rooms
- Garden room, study and utility
- Generous landscaped rear garden with terrace
- Ample parking and single garage
- Freehold
- Council Tax Band G

Guide Price £875,000

SITUATION

Stoke Gabriel is a highly regarded and sought after village set within an Area of Outstanding Natural Beauty at the head of a creek on the River Dart, approximately four miles south-east of Totnes. The older part of the village lies within a conservation area close to the River and Mill Pool, and much of the surrounding countryside is designated as a Coastal Preservation Area.

The village offers an excellent range of amenities including a church, primary school, pre-school, village hall, post office and general stores, together with two public houses. Stoke Gabriel is widely regarded as a lifestyle choice, offering a thriving community, boating and canoeing opportunities, river trips along the Dart and an active boating association providing RYA sailing training and a full calendar of events throughout the year.

Totnes lies approximately 4.4 miles away, with Dartmouth about 18.4 miles and Exeter approximately 27.5 miles.



DESCRIPTION

Occupying an elevated position with attractive southerly views across the village and towards the River Dart, Hillside is an impressive detached family home extending to over 2,000 sq ft.

The house offers well-proportioned, light-filled accommodation ideally suited to modern living. Generous reception space flows naturally from room to room, while the open plan kitchen and dining area provides a sociable focal point. To the rear, the beautifully arranged gardens rise to a terrace enjoying far-reaching views, creating a wonderful setting for entertaining and family life.

ACCOMMODATION

A large private parking area lies to the front, with steps rising to the entrance hall and staircase to the first floor.

The sitting room is a comfortable and spacious reception room with a built-in gas fire. To the rear, the open plan kitchen and dining room is well fitted with a central island and connects directly to the garden room. A study with separate WC and a utility room complete the ground floor.

On the first floor are four bedrooms. The principal bedroom adjoins a dressing room, formerly a fifth bedroom, which could easily be reinstated if required and which provides access to a shower room. A family bathroom with bath and separate walk-in shower serves the remaining bedrooms.

OUTSIDE

A wide private driveway runs along the property, providing parking for several vehicles and leading to a single garage. Cobbling and planted borders enhance the approach.

The rear garden is a notable feature, predominantly laid to lawn with mature planting, greenhouse, summer house and shed. At the top, a paved terrace enjoys excellent southerly views across the village towards the River Dart.

SERVICES

All mains services are connected. Gas fired central heating.

According to Ofcom, superfast broadband is available, variable outdoor mobile coverage with EE and Three, and good outdoor and indoor coverage with O2 and Vodafone.

VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

Continue into the centre of Stoke Gabriel and take the left hand turn onto Paignton Road. Take the first left next to the cenotaph onto Stoke Hill, where Hillside is found on the left handside.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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