



Frenchmans Creek
Stoke Fleming | Dartmouth | South Devon | TQ6 0PH

FRENCHMANS CREEK





INTRODUCTION

Frenchman's Creek, located in the heart of the village, sits in a spectacular south-east facing position with glorious views out to sea. The village of Stoke Fleming lies within the South Devon Area of Outstanding Natural Beauty and within the district known as the South Hams. This thriving community offers a general store/post office with banking facility, a primary school, church, hotel, a popular village pub and bistro restaurant / wine bar. There are over forty groups and societies in the village, catering for all interests and ages. Stoke Fleming is situated on the coastal road which links Kingsbridge and Dartmouth and benefits from a regular bus service connecting the two towns. Dartmouth which lies some two miles away, offers secondary schooling, a wealth of shops, boutiques, galleries, pubs and restaurants and is home to the Britannia Royal Naval College. There are also a number of annual festivals, including the Dartmouth food festival and the Mayflower 400. The town's deep water port attracts sailing vessels from all over the world and is considered to be one of the prettiest in Europe. The nearby town of Kingsbridge offers further amenities and schooling and Totnes offers a main line rail link to London Paddington (3 hours). The South West Coast Path flows through the village and offers magnificent scenic walking in both directions, to Little Dartmouth, Dartmouth Castle and Dartmouth itself and to Blackpool Sands, a Blue Flag beach and a jewel in the South Hams' crown.



STEP INSIDE

The property was built in 2009 in a stunning elevated position with far reaching sea views. Designed by BBH architects, the architecture is contemporary whilst using a mixture of local and traditional materials. The layout is over three floors and has been significantly improved during the current ownership to create an outstanding family home filled with intelligent technology and with calming views out to sea.

The attention to detail in the work is immediately noticeable and the house flows extremely well in a part open-plan layout on the ground floor. The kitchen forms the heart of the home and has been completely upgraded and fitted with a range of Miele appliances including four ovens plus two back up ovens, an induction hob, two dishwashers and wine fridge. The kitchen is open plan with the dining area and both have stunning views over the gardens and sea beyond as well as doors opening onto the adjoining terrace for outdoor entertaining.

Double glass doors lead to the drawing room with an impressive double aspect allowing for exceptional sea views and access to two terraces.

The lower ground floor has been transformed to a luxurious and high-end spa facility with a ten metre swimming pool at its centre. Surrounding the pool is a gym area, Jacuzzi, steam room and sauna, as well as a media room beyond.

The first floor landing gives access to the principal bedroom accommodation. As expected, the views from the bedroom balconies are magnificent. The master bedroom features an outstanding en-suite bathroom, large dressing room and covered balcony overlooking the gardens towards the coastline and out to sea.

The accommodation is extremely flexible, with the potential to create self-contained units if so desired and subject to planning. There are a total of four bedrooms on the first floor and three bedrooms on the ground floor.

















SELLER INSIGHT

“ When I bought Frenchmans Creek back in 2013 my intentions had been to find a place that I could use as a home for time that I spent in the UK. I was then very much involved in my business (IT) which regularly took me to different places around the world. So, I was looking for peace and a great view, but not at the expense of isolation or a lack of facilities.

I must admit, I wasn't looking for a place quite on the scale of Frenchmans but when I came across it, largely by accident, I was very pleasantly surprised, not just at the capacity that it offered but what could be achieved with it over the following years while it still was a real family home. And to those ends, it has not disappointed.

When my extended family have visited, which they do regularly! They seem to spend the whole time in the spa, which of course benefits from wifi throughout (as does the whole house and grounds). The spa is very child friendly, and some have used it to learn to swim, but whoever goes there, they never seem to want to leave!

The spa area on the lower ground floor is substantial and based on the idea of a boutique hotel, with a large jacuzzi, sauna and steam room to complement the lovely pool. There is even a meditation/massage/cooling off room with its own air conditioning if needed. It's really lovely to have all the bifold doors open, so you can go from pool to garden easily.

The seven spacious bedrooms are all very well catered for with luxury en-suites (with excellent showers and three full sized baths). Several of the rooms have views over the grounds, coastline and out to sea. The two main bedrooms, have wonderful balconies to really make the most of the views.

For those that appreciate the outdoors, the property grounds and manicured gardens are a real treat. They took a full five years to establish, and the results are well worth it.

Lawns are maintained by clever robots, though they do sometimes go off-roading and need bringing back in line, the lawns were created with ease of mowing deliberately in mind, with wide access paths and level terraced areas.

Planting was done by a superbly skilled (and former Kew Gardens specialist) garden designer and under my instruction, was planted for ease of maintenance as well as for colour and fragrance. Aside from the odd bit of weeding, it's really easy to maintain and looks stunning. It is a very private and secluded area. Some of my visitors have been amazed that it's even there and it has been suggested a few times that I should open it up to visitors, but was more than happy just to use it with close friends and family.

It is a great area for families to hang out and play the odd game or too. Combine that with the fire pit fit for bonfire nights, south and east facing views, cosy heaters and barbecue on the patio in the evening, one could not want for much more.

Whether you prefer the indoors or outdoors, Dartmouth and the surrounding area is a very pleasant place to be. I shall certainly miss it. I'm starting a new business and my son is about to fly the nest so it's time for someone else to call Frenchmans Creek home, I hope the new owners enjoy the house and exploring the area as much as I have.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP OUTSIDE

The gardens have been beautifully landscaped purposefully taking advantage of the magnificent views. The lawns are kept immaculately by the discreet robotic lawn mowers. The triple terraced lawns are interspersed with Devon stone walls and mature planting. Beyond the formal lawns is a sloping wild meadow which has a private seating area with beautiful views across the water.

Double security gates provide access to a sweeping drive and a substantial amount of parking. There is a large garage with automatic door, car port and gardener's loo. Above all of this is a studio room.





LOCATION

Like much of Devon, the village is full of charm and character and offers a local shop, restaurant with bar and a pub. The new pub owners have done a great job with renovation and offer great service and a few good beers to choose from.

Within ten minutes walk is the amazing Blackpool beach and cafe/restaurant (apparently voted one of the best in the UK). As with the nearby town of Dartmouth, the food is superb and happens to be fully organic. When it's hard to find a spare seat, there are plenty of outside seating areas and of course the beach.

A steady 40+ minute walk, (or longer if you prefer to utilise the coastal walk that takes you via some breath taking scenery), or a 5 minute drive, will lead you to Dartmouth and the Dart river and estuary,

Historically famous, not least with the royal family, where the Queen and her late husband met. Though it's not uncommon to see the odd famous individual in the area, I feel the real charm comes from the restaurants, riverside dining, twee shops, delightful wine fuelled evenings, boat trips and the ability to just hire a small self driven boat and take to the river to find the next eatery or brewery on the river shoreline.

If you are fan of more energetic activities, the kayaking (a personal favourite) is superb, there are tennis facilities, a local sports club, moorings for your own boat, several marinas, and plenty of other water side activities.

For those wishing to venture further afield, there are some incredible local and afar places to visit in Devon for all ages to enjoy, it's really about choosing what you'd like to do on a particular day!



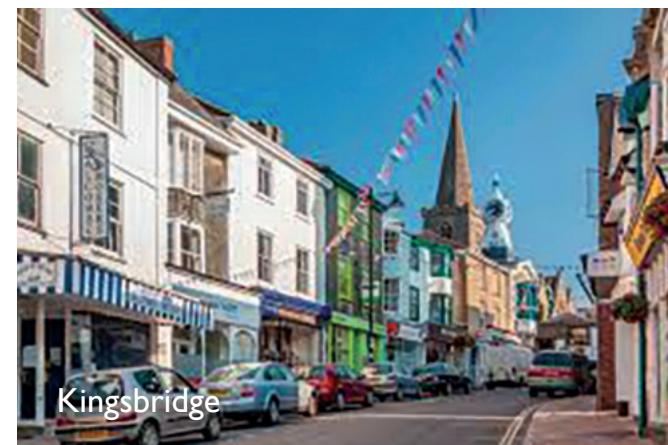
Dartmouth



Blackpool Sands



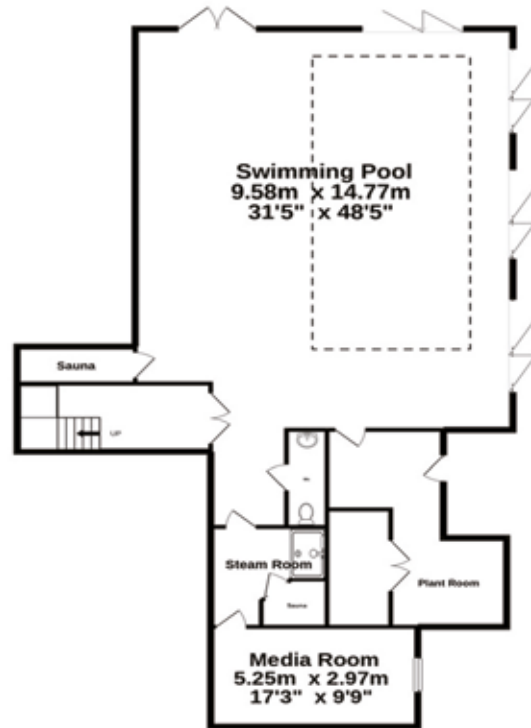
Coast Path



Kingsbridge



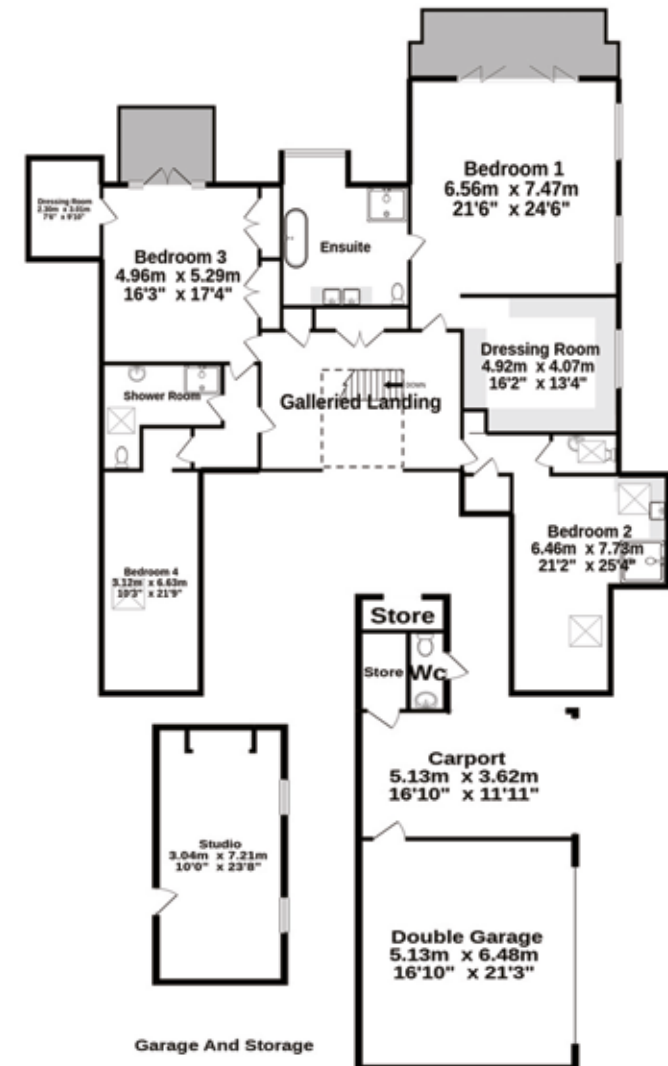
Lower Ground Floor



Ground Floor



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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