

£400,000

Offers in Excess of

FOR SALE



Three Bedroom, Ground Floor Apartment



- ❖ Three bedroom apartment
- ❖ Coastal country house living
- ❖ Open plan living space
- ❖ En-Suite Bathrooms
- ❖ Modern bathrooms
- ❖ Modern kitchen
- ❖ Sea views from the grounds
- ❖ Private off – road parking and Garage
- ❖ Popular location
- ❖ Communal grounds and pool
- ❖ Walking distance to the Beach and Lake
- ❖ EPC F



The Linney, Stokeley Manor, Stokeham

Property Summary:

The Linney exudes rustic charm with its exposed wooden beams and period features, creating a cozy ambiance that welcomes you home. The property benefits from three bedrooms, bathroom, en-suite and an open plan living space and kitchen as well as a garage and access to a shared pool.

About the Area:

Stokeham, an historic village near Torcross, is renowned for its beach and the Slapton Ley nature reserve. It's an ideal location for exploring the stunning coastline and scenic walks. The village boasts two pubs within walking distance—the Church Inn and the Tradesman's Arms. Additionally, Beesands is just a 10-minute drive away. Stokeham is home to an excellent primary school, Stokeley, and the Stokeley Farm Shop, which features its own distillery and offers delicious food. Nearby, the market town of Kingsbridge and the naval town of Dartmouth offer a variety of educational, recreational, and shopping amenities.



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The property:

Discover the charm of this period home nestled in a serene setting just steps away from Torcross Beach. With picturesque views of the sea and Slapton Ley from the shared grounds, this property offers a tranquil escape. Residents enjoy access to a shared pool, private garage, and dedicated parking.

This lovely home features three bedrooms, a bathroom, an en-suite, and an open-plan living area with a modern kitchen. High-quality finishes are evident throughout—please take a moment to explore the photos.

Stokeley Manor's private grounds span approximately 2 acres with sweeping lawns, mature trees, and shrubs. Residents can enjoy a seasonal outdoor pool and terrace, with ample space to relax and enjoy the sea views.

Entrance:

Upon entering, you'll be greeted by solid wood flooring and a partially exposed stone wall. The entrance hall leads to a unique WC with a high-level cistern and an antique Victorian coin entry door handle.

Living Space:

The spacious main living area features painted beamed ceilings and a distinctive circular brick window. The wood flooring extends into the kitchen, which is equipped with wall and floor units, ample workspace, and a Belfast sink. Integrated appliances include an oven, hob with extractor, microwave, dishwasher, and washing machine. A stable door opens to a shared private courtyard garden.

Principal Bedroom and En-Suite:

The principal bedroom is a generous double with a view of the courtyard, complemented by an en-suite bathroom with a walk-in shower, WC, and basin under a skylight.

Bedrooms:

Two additional double bedrooms are well-sized, one featuring painted panel walls, a double bed, and built-in storage.

Family Bathroom:

The family bathroom, illuminated by a skylight, includes a corner basin, WC, and a bath with an integrated shower thermostat.

Full of character with high ceilings and quirky finishes, this property is perfect as a family home or a second home.

Benefits include UPVC double glazing, electric heating, and private parking for residents and visitors.

The property comes with a wooden garage and adjacent space for a car or boat. The kitchen opens to a small courtyard garden, ideal for enjoying a morning coffee.

Services :

Leasehold - 999 years Lease from January 1987.

Annual Service Charge: £2,102.00

Strictly by appointment through Kingsbridge Estate Agents.

Notice

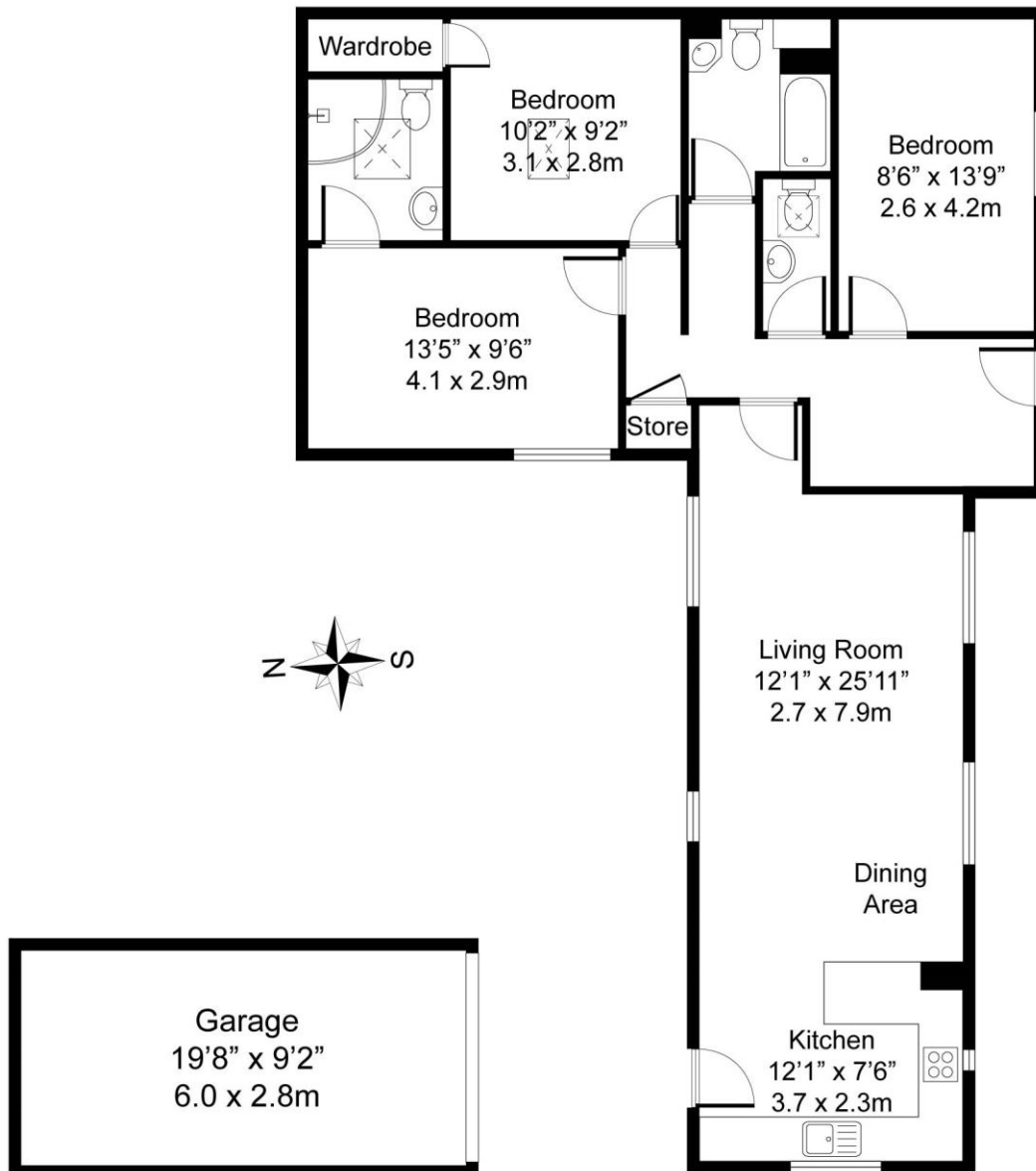
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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COUNCIL: South Hams District Council. Band C
SERVICES: Mains electricity & private water and drainage

TENURE: Leasehold
EPC RATING: EPC: F



Total area 115 Sq.m (1237 Sq.ft) Approx
 (Excluding Outbuildings)

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.

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