



MILLARD
COOK

CASTLETON
STOKE FLEMING

A beautifully presented home enjoying large, flexible
accommodation and sea views



Castleton is a wonderful detached modern family home in the popular coastal village of Stoke Fleming. Situated on an elevated position, the property enjoys wonderful views across Start Bay and the South West coastline.

Understood to be built in the mid 1980's by local architects, the property has been sympathetically updated over recent years to accommodate today's needs with the benefit of a wonderful 30ft sunroom adjoining the recently modernised kitchen, a good size dining room and a triple aspect living room.

The remaining ground floor offers three bedrooms, an en-suite, large family bathroom, entrance hall and a cloakroom whilst the first floor, a wonderful double bedroom and en-suite with delightful views.

To the outside, Castleton offers ample parking, an attached garage and a useful, detached office/gym/annex living space with a kitchenette and a shower room.

The rear gardens are a wonderful size, level to lawn with fine views across the adjoining farmland and sea beyond.





Accommodation

Entrance door leads to the entrance hall with stair rising. A door leads to the modern kitchen with a range of drawers, cupboards and wall mounted cupboards with granite worktops and inset sink unit.

Built in electric oven, halogen hob with extractor above, microwave oven and a secondary oven. Space for large fridge/freezer Dishwasher.

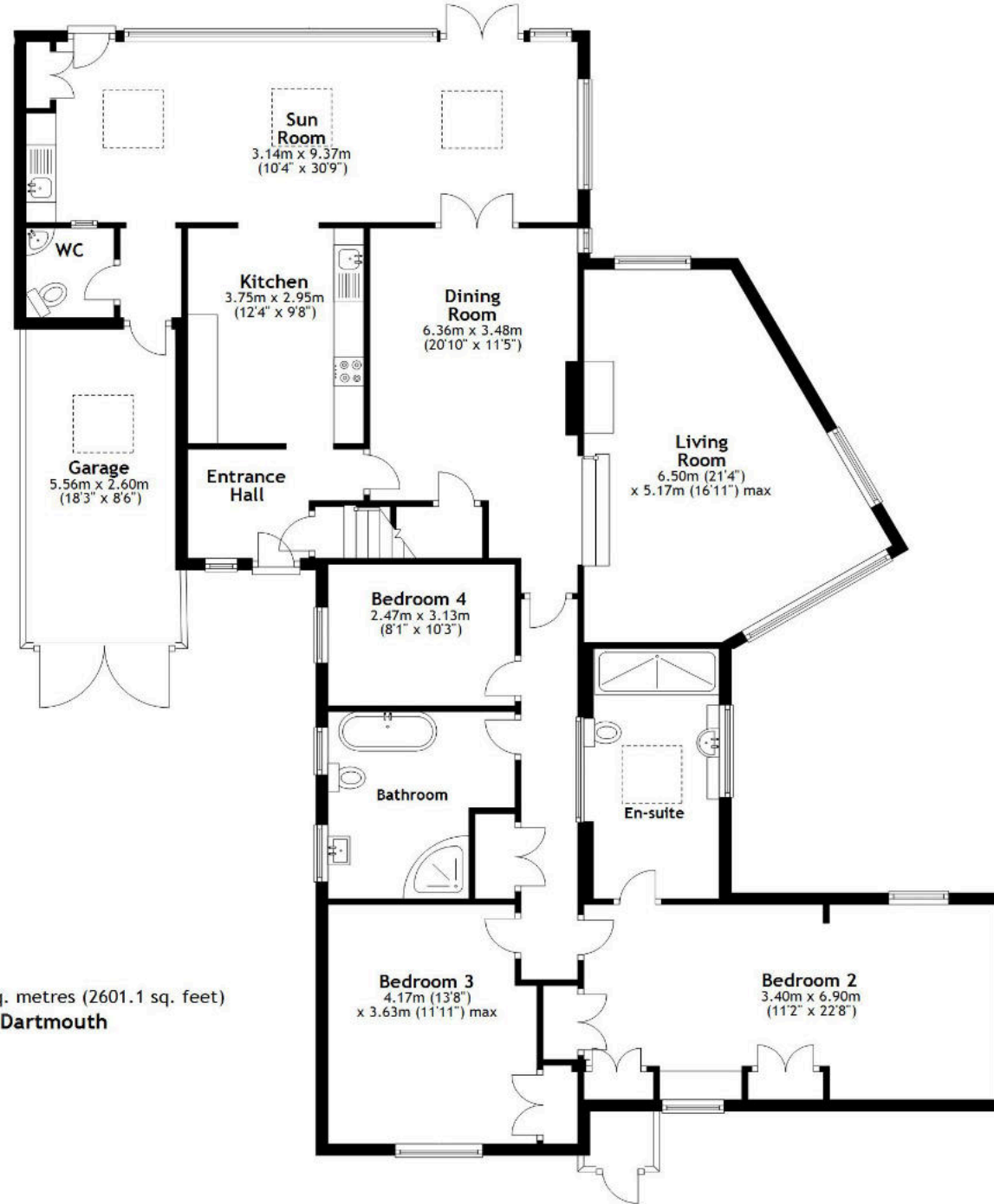
This leads to the splendid 30ft sunroom which overlooks the rear gardens and views of Start bay beyond. Double glazed windows and sky lights the length of the room including a double and single door to the outside garden and decked area. Utility style space with a range of cupboards, worktop and a sink unit. Adjacent is a cloakroom with WC, hand basin and plumbing for a washing machine. Door leads to the garage.

From the sun room and entrance hall, access to the dining room with oak flooring and ample space for table and side unit. Double doors lead to the triple aspect living room with views over the gardens, vaulted ceilings and an electric fire with surround.



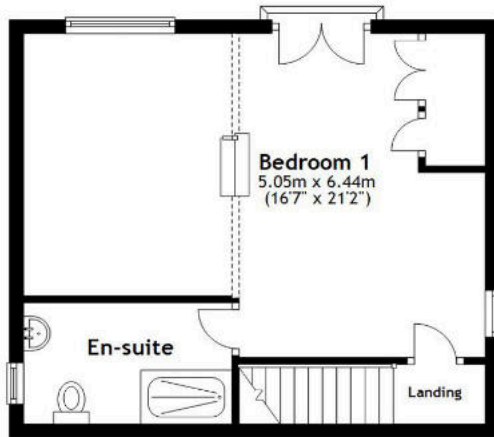


Ground Floor
Approx. 204.0 sq. metres (2195.5 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 241.7 sq. metres (2601.1 sq. feet)
Castleton, Dartmouth

Bedroom two has wonderful 22ft size room with three built-in double wardrobes and window overlooking the garden. En-suite with large double shower cubicle, vanity unit, WC, towel radiator, window and a skylight.

A double bedroom three overlooking the front aspect with built-in wardrobe. Bedroom 3 with window overlooking the side aspect. The family bathroom offers a bath, corner shower cubicle, vanity unit, WC, two windows and a towel radiator.

First floor

A delightful and very large double bedroom with a single window and double opening Juliet style window over the gardens and views beyond. Built-in triple wardrobes and en-suite with a large walk-shower, handbasin, WC and a towel radiator.

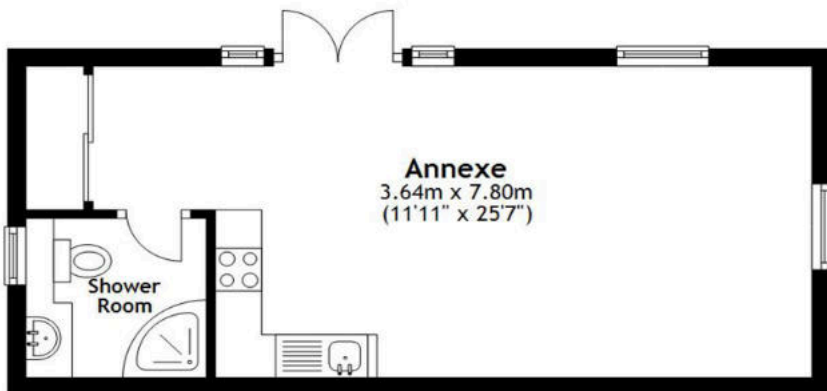


The outside

A private driveway leads to ample parking for several vehicles and the attached garage with electric roller door, light and power with access to the sun room.

To the front of the property is a useful self-contained annex ideal for those wishing to work from home or independent relatives/potential income with a good open-plan living room/kitchenette with oak flooring. Adjacent is a shower room with a shower cubicle, WC and a handbasin.

Access via side of the property with a variety of mature flowers and shrubs to the rear garden, which is a wonderful size being laid to lawn with a variety of seasonal plants, a greenhouse, patio and decked area adjoining the sunroom. The gardens lead down to the rear with wonderful sea and countryside views with mature hedging and timber fencing as the boundaries.





Services

It is understood all mains services are connected except gas (not in village) Oil fired central heating. Broadband connected.

Council tax band: F
EPC: D

Property address
Castleton, Dartmouth Road,
Stoke Fleming, TQ6 0QS

Property size
2601.1 sqft

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans and images are for guidance only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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