



MILLARD
COOK

THE OLD GRANARY

1 MANOR COURT, STOKE FLEMING , TQ6 0PG

A delightful 3 bedroom barn conversion
in coastal village



The Old Granary is a charming three bedroom attached barn converted in the 1990's and modernised throughout recent years to create a stunning holiday home/income potential.

Internally, the property offers charm and character with exposed timbers, recessed windows and gardens to the front and side. The property has a good size living room with a wood burner, a kitchen/breakfast room, three bedrooms, a bathroom, separate cloakroom as well as two carpark spaces.

For those wishing for a “lock up and leave” property with village facilities, The Old Granary offers a great opportunity.

Accommodation

Entrance door leads to the porch. Door to the dual aspect sitting room with inset windows and shutters overlooking the gardens. There is a wood burner, exposed timbers joists and timber flooring. Stairs rising with cupboard under.

The kitchen has a range of built-in drawers, cupboards and wall mounted cupboards with granite work surfaces. Built-in electric oven, hob, extractor, dishwasher, sink unit and space for a fridge. Oak flooring and window to the overlooking the front aspect.

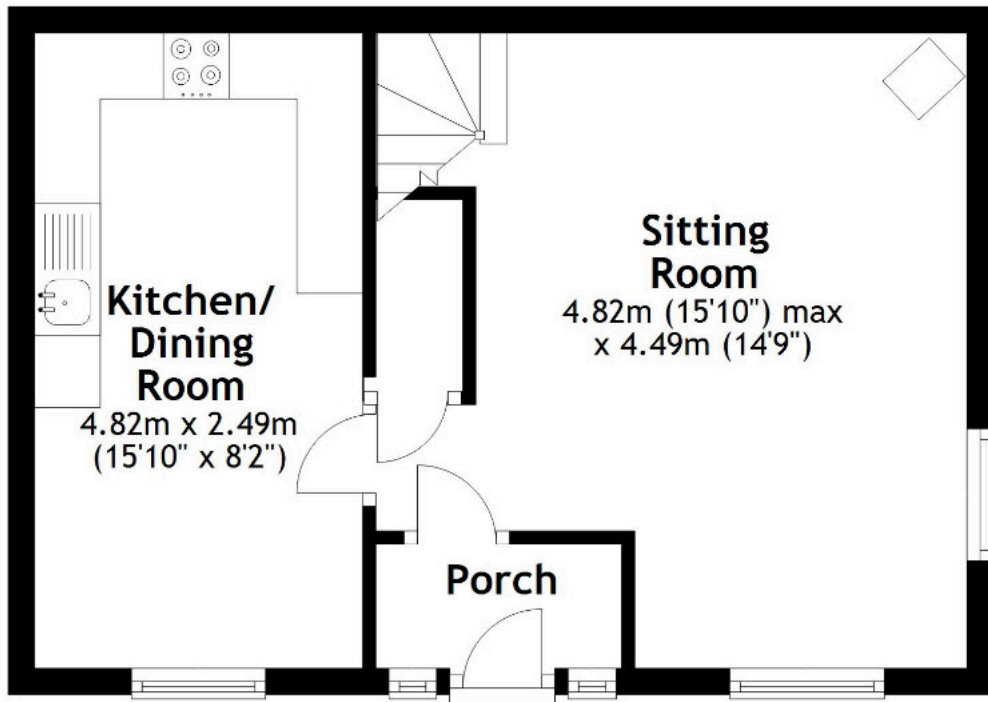






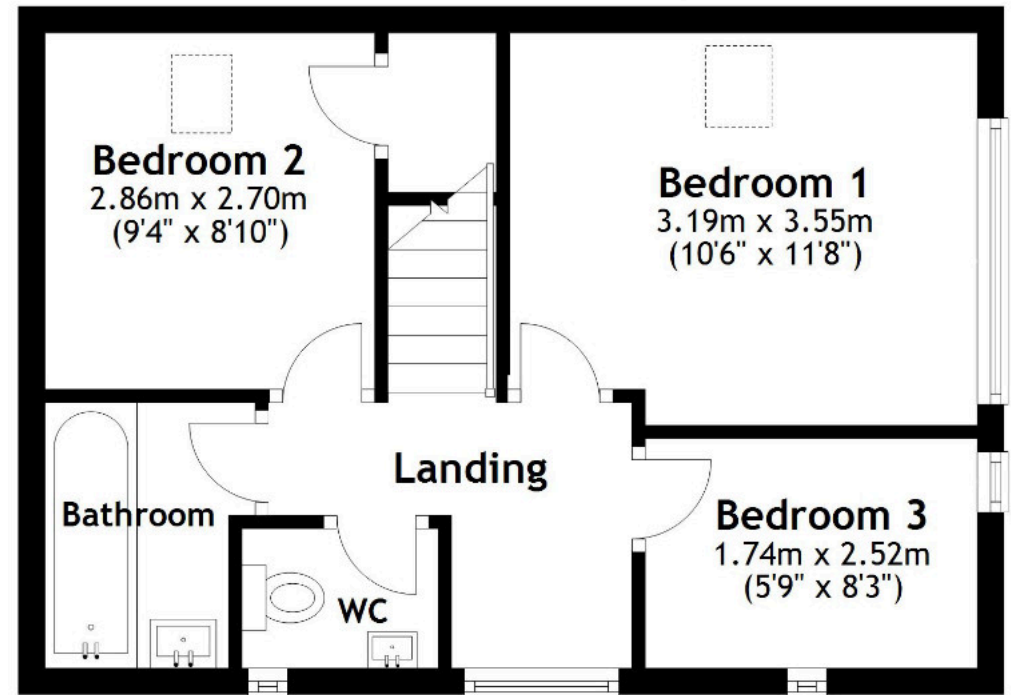
Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



Total area: approx. 68.3 sq. metres (734.7 sq. feet)
The Old Granary, Stoke Fleming

First floor

Landing with window and a cloakroom. Bedroom one is a good size double room with vaulted ceilings and exposed timbers with feature window and skylight. Bedroom two with a skylight and cupboard housing hot water tank with immersion heater. Bedroom three with three windows including a skylight.

Bathroom

Suite comprising panelled bath with tiled surround and a shower system above. Handbasin and skylight.



To the outside

Access to the first car park space via a five bar and pedestrian gate with a secondary space opposite. To the side of the house is a seating area with stonewalling and mature shrubs whilst to the front, a large patio area, ideal space for entertaining with a bin store and an outside tap.

Services

Mains electrics, water and drainage connected. Electric heating.

Council tax band: Currently Business rated.

EPC:

Property size approx. 734 sqft

Floor plans not to scale.

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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