



MILLARD  
COOK



# 5 REDCROFT, STOKE FLEMING , TQ6 0FB

A stunning modern 4 bedroom end house enjoying wonderful sea and country views



Number 5 Redcroft is a spacious, modern house built-in 2021 situated in a unique development occupying an elevated position enjoying fabulous, 180° views across Start Bay and the surrounding countryside. Designed and built by local builders, this beautifully presented end house offers light and airy accommodation to suit those wishing to purchase a full-time residence, holiday home or rental.

Internally, the property offers diverse accommodation with the living room being on the first floor enjoying breathtaking views across Start Bay as well as a kitchen/breakfast room overlooking the rear garden. To the second and third floors are 4 good size bedrooms, a principal bedroom en-suite, family bathroom and a further Jack and Gill en-suite facility.

The property benefits from a gas fired central heating system with underfloor heating and UPVC double glazing.

To the outside is a parking space in front of the spacious integral garage with EV charging point whilst to the rear, an easy to maintain professionally landscaped garden and summer house.





## Accommodation

Entrance door leads to large entrance hall with tiled and underfloor heating. Door to the garage, utility/shower room with a washing machine, tumble dryer, sink unit and worktops. Large walk-in shower and WC. Under stairs cupboard housing hot water cylinder tank.

## First floor

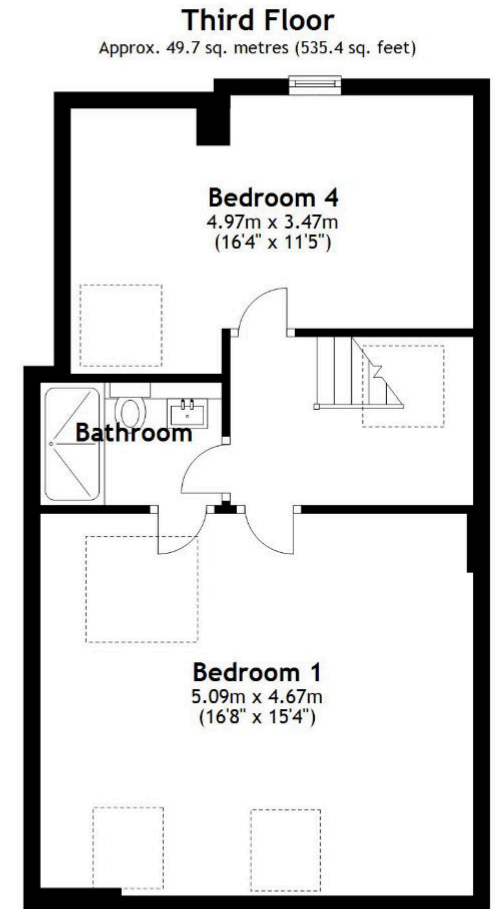
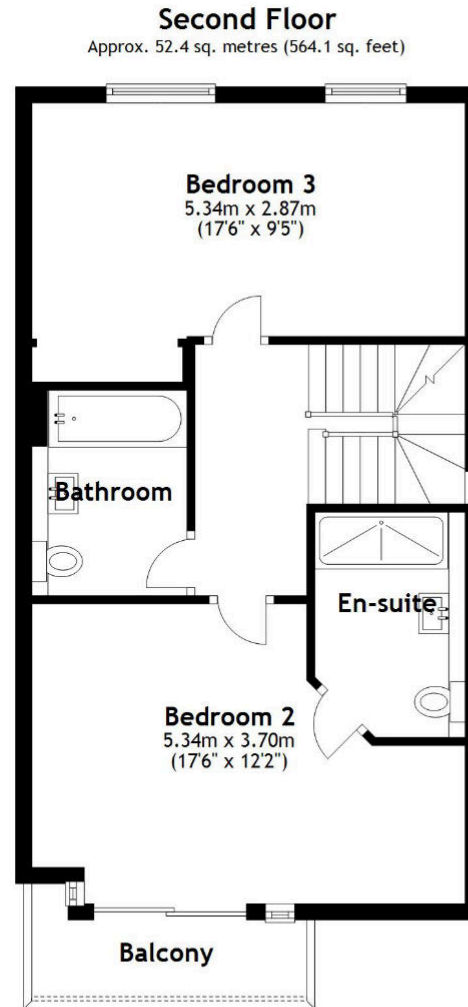
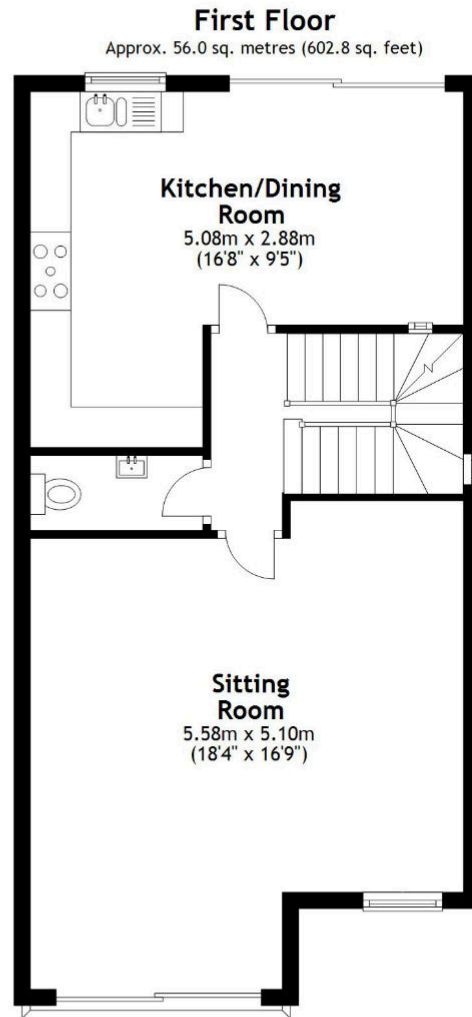
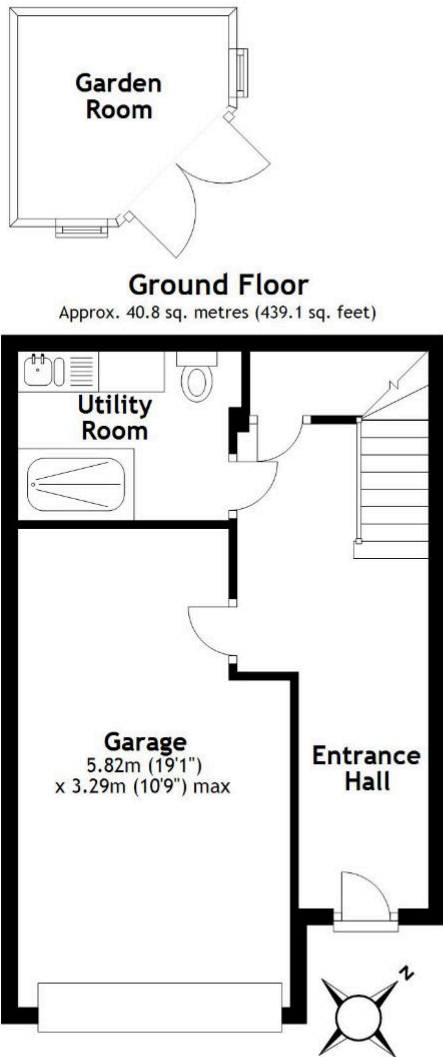
Landing leads with stairs rising.

The living room is a wonderful size room with window and sliding doors to the Juliet balcony enjoying wonderful South Easterly views across Start Bay and the surrounding countryside. Adjacent is a cloakroom with WC and a handbasin. To the rear of the property is a splendid kitchen/breakfast room with a range of drawers, cupboards and wall cupboards with built-in Neff oven double, fridge/freezer, halogen hob with extractor above, sink unit and ample work surfaces. Space for a large breakfast table with sliding patio doors to the rear garden.









Total area: approx. 198.9 sq. metres (2141.3 sq. feet)



## Second floor

Landing with stairs rising.

The principal bedroom is a wonderful size with sliding doors onto the balcony with delightful sea views. The tiled en-suite offers a spacious walk-in shower, hand basin, WC and large heated mirror. There is a further double bedroom and a tiled bathroom with a hand basin and a WC.



The third floor has a large guest bedroom with 2 velux windows overlooking the sea and surrounding countryside.

There is a jack and jill style en-suite shower room comprising of a large walk-in shower, WC and handbasin.

The fourth bedroom to the rear of the property has space for a double bed and seating area.





To the outside

To the front, a shared drive leads to the private parking space and the good sized garage with electric up and over door, high ceilings, EV charging point and access to the property.

Access via the side of property to the rear garden, being professionally landscaped to create an easy to maintain area. From the kitchen, a paved dining space with steps up to a further gravelled area with a variety of mature flowers and shrubs. Beyond, a delightful paved section with ample seating and a summer house with a pedestrian gate to the rear.





## Services

It is understood mains electricity and water are connected. Communal propane gas (not mains gas in the village) Broadband currently connected.

Property size approx. 2141 sqft  
EPC: C  
Council tax band: F

## Viewings

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

Floor plans and images are for guidance only.



Millard Cook is a bespoke, independent agency covering Dartmouth and the South Hams. To register for private and confidential homes available, please contact the office on 01803 832361 or visit [www.millardcook.com](http://www.millardcook.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and fair description of the property. They do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Millard Cook has no authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Descriptions of a property are inevitably subjective, and the descriptions contained are used in good faith as an opinion and not by way of statement of fact and queries need clarifying before viewing, please do not hesitate to contact Millard Cook. MONEY LAUNDERING REGULATIONS - To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.