



MILLARD  
COOK



## HARBER, OVERSEAS STOKE FLEMING

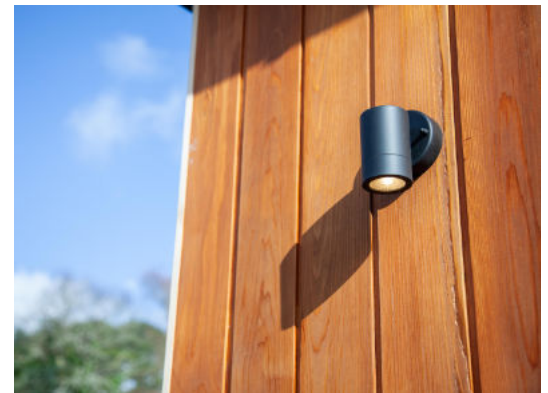
A brand new detached house situated in the desirable Overseas of Stoke Fleming enjoying wonderful panoramic views across Start Bay





Harber is an exquisite, newly built house positioned in an elevated location, offering breathtaking panoramic views across Start Bay and the Devon coastline.

Built by a local, award-winning team of architects and builders, this contemporary home extends to around 240 sqm, combining modern design with energy-efficient features. With underfloor heating, oak flooring, solar panels, powder-coated aluminium double glazing, and an air source heating system. Harber provides an ideal setting for a full-time residence or a luxurious second home.





## Key Features:

**Spectacular Sea Views** – Panoramic vistas over Start Bay and the Devon coastline from several terraces.

**Energy-Efficient Design** – Underfloor heating throughout, solar panels with battery storage, and an air source heat pump for a sustainable home. EV charging.

**Spacious, Open-Plan Living** – The living/dining area features vaulted ceilings, bespoke kitchen and direct access to a large terrace with sea views.

**Three Double Bedrooms** – The principal bedroom includes an ensuite and a dressing room, plus a flexible occasional bedroom 4/study.



## Accommodation

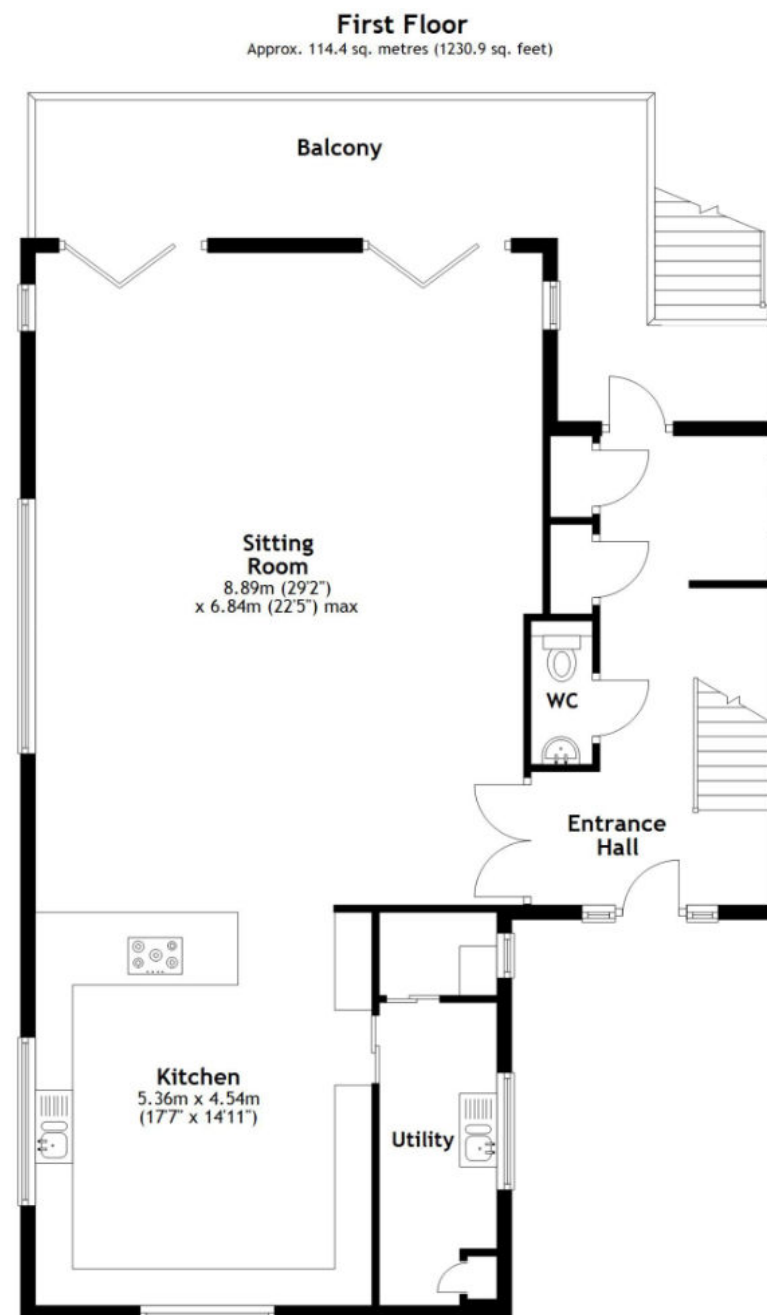
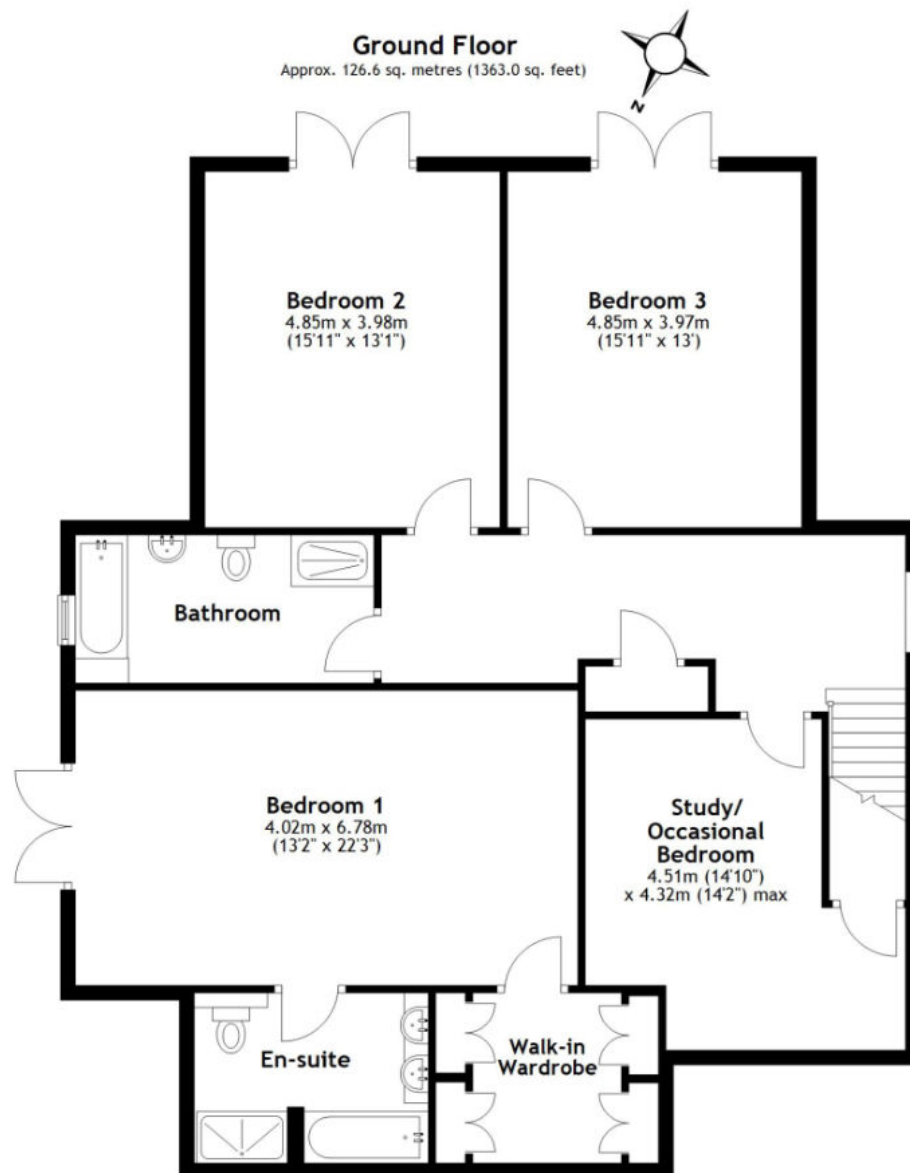
Front door leads to the entrance hall with a cloakroom and two storage cupboards. Stairs to the lower level. The triple aspect open plan living/dining is a wonderful size with large, vaulted ceilings. Two bi-fold doors to the southerly facing terrace with sea views beyond. To the side, bi-fold doors to a planted garden terrace facing in an easterly direction with views towards Kingswear, the Daymark and the Mew Stone.

The large, bespoke kitchen has an extensive selection of fittings including a built-in fridge/ freezer, Siemens double oven, combi oven, induction hob and extractor. There is a sink unit with Quooker pro3, a dishwasher and a coffee machine. Two windows overlook the front and side aspects. Adjacent is a pantry and good size utility room with a sink unit and cupboards.









Total area: approx. 241.0 sq. metres (2593.9 sq. feet)  
**Harber House , Stoke Fleming, Dartmouth**

The ground floor benefits from a good sized landing, store cupboard, three double bedrooms with the principal room having an ensuite bathroom and a dressing room.

There is a further bathroom with a separate shower, and useful study/occasional bedroom 4.

Double doors lead from two of the bedrooms to the southerly facing gardens and terrace.







## The outside

A tarmacked driveway leads to parking for several vehicles with access to the front door and to the rear garden via the side of the house. The surrounding boundaries offer maturing, raised shrub and flower borders. To the side of the property is a further useful parking space and bin store. The rear garden is designed for ease of maintenance with a good-sized terrace and level garden with mature, boundary hedging.

Steps up to the living room terrace enjoying wonderful panoramic views across Start Bay and the Devon coastline.





**Services.** It is understood mains services are connected except gas (not in the village).

**Heating.** Underfloor heating using an air source heating system and remote access. Solar panels with battery storage.

**Other Items included.** Oak flooring, plus carpet in the bedrooms. Car charger.  
10 year guarantee, contact the office for further details.

Please note, some images are impressions only and not to be relied on.  
Postcode TQ6 0PJ  
Awaiting council tax rating.  
EPC: B



**Viewings**

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		97 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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