



MILLARD
COOK

The LookoutBay, View Estate Stoke Fleming, TQ6 0QX

A wonderful, large family home with an annexe, gardens and ample parking



The Lookout is a deceptively spacious and beautifully presented detached family home, located in the highly desirable village of Stoke Fleming, just a short drive from the historic town of Dartmouth. In recent years, the property has undergone significant modernisation to create an exceptionally large and flexible home, ideal as a permanent residence or a holiday retreat.

Internally, the property offers an impressive 25 ft open-plan kitchen/dining room, complete with bi-folding doors opening onto a south-facing patio, perfect for entertaining. A separate utility and cloakroom adjoins the kitchen while the spacious living room and generous sunroom offer further versatile living spaces. The ground floor also benefits from two potential double bedrooms, with en-suite facilities offering excellent guest or multi-generational living options.

Upstairs, there are two well-proportioned double bedrooms, one with an en-suite bathroom and the other, a shower. There is also a separate cloakroom.

In addition, The Lookout includes a self-contained one-bedroom annexe featuring an open-plan kitchen/living area, shower room and double bedroom with access to a private courtyard, ideal for guests, extended family, or as an income-generating let.

Externally, the property boasts ample off-road parking, a large patio area ideal for al fresco dining, and a level rear garden. Further benefits include solar panels, providing an eco-conscious solution to help reduce energy costs.



Accommodation

Entrance door leads to large entrance hall with stairs rising and cupboard under.

The open plan kitchen/dining room is a wonderful size with a fantastic range of drawers, cupboards and wall mounted cupboards with a central island and ample work surfaces. Built in hot point induction hob with extractor, a dishwasher, double oven and space for large American style fridge/freezer. The dining area has wonderful space for a large table with bi-folding doors on to the sunny front terrace. There is a utility room with space for a washing machine and tumble dryer, oil boiler, sink unit and door to the outside.

Adjacent is a useful tiled cloakroom with WC and a handbasin.

From the kitchen and entrance is a good size living room with two bi-folding doors onto the wonderful conservatory sunroom being triple aspect with an orangery style roof with sliding double doors to the rear patio and gardens.



The property benefits from a wonderful double aspect bedroom with a walk-in dressing room and a tiled en-suite comprising large walk-in shower, WC, handbasin and a heated towel radiator. This room was once two bedrooms and could be easily reverted thanks to a covered door access and plumbing for the secondary en-suite within the dressing room.



First floor

Landing with storage cupboards and a cloakroom with WC, hand basin and store cupboard .

There are two loft rooms, the first being double aspect enjoying views across the front and rear gardens including sea views of start Bay, built-in wardrobes and a tiled shower.

The principal bedroom is a wonderful dual aspect room with window overlooking the views across the gardens and start point beyond. There are a range of fitted wardrobes and a large ensuite comprising freestanding bath, walk-in shower, two handbasins, WC, tiled walls and a towel radiator.



The Annexe

A delightful open plan triple aspect room with a good size sitting area with bi-folding doors onto the front terrace. The kitchen has a range of drawers and cupboards with built-in hot point double oven, induction hob with extractor, dishwasher, built in fridge/freezer, sink unit with ample worktops. Dining area with bi-folding doors onto the front courtyard.

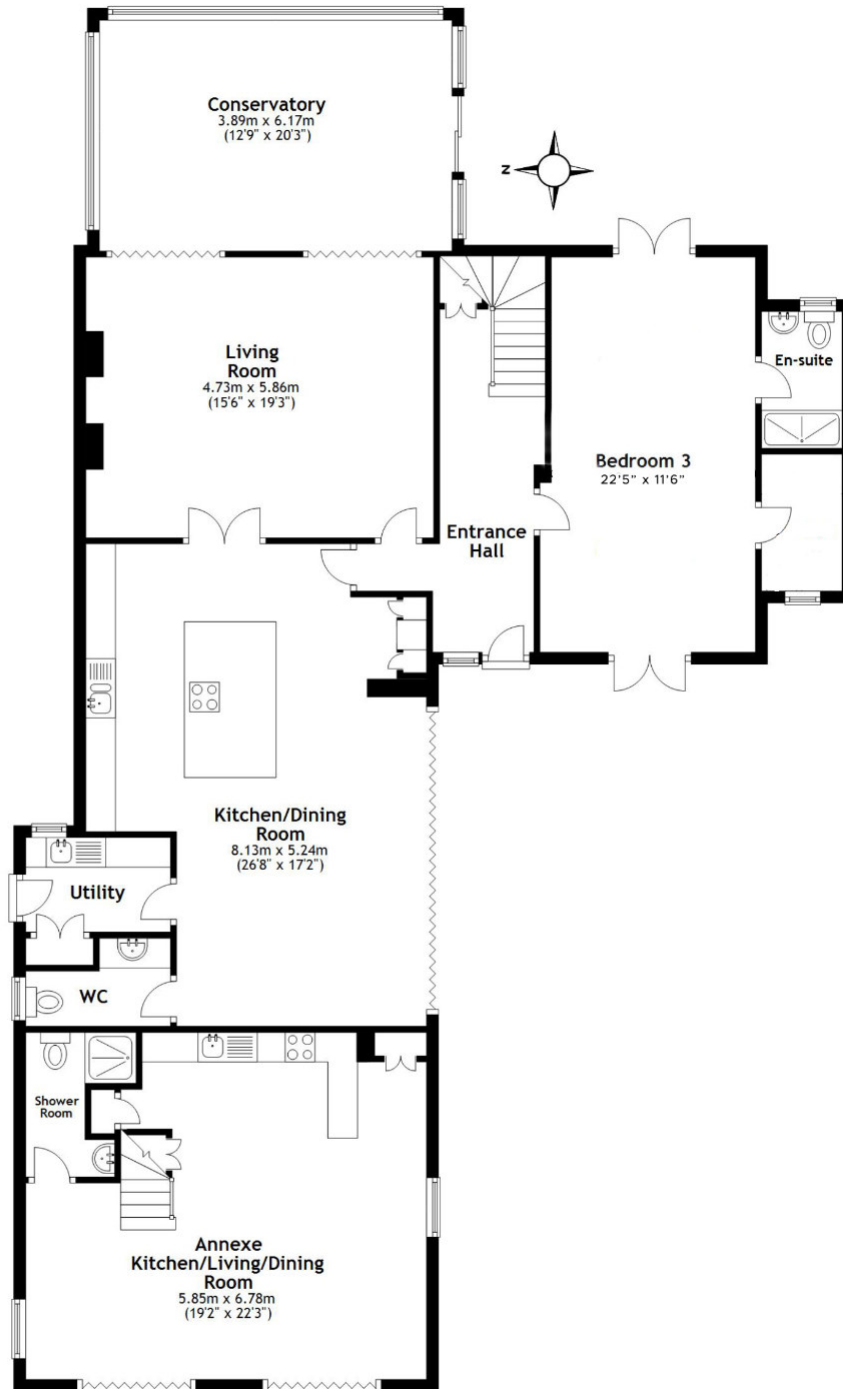
Fully tiled shower suite comprising walk shower, hand basin, WC and heated towel radiator.

To the first, a loft room with space for a double bed and furniture.



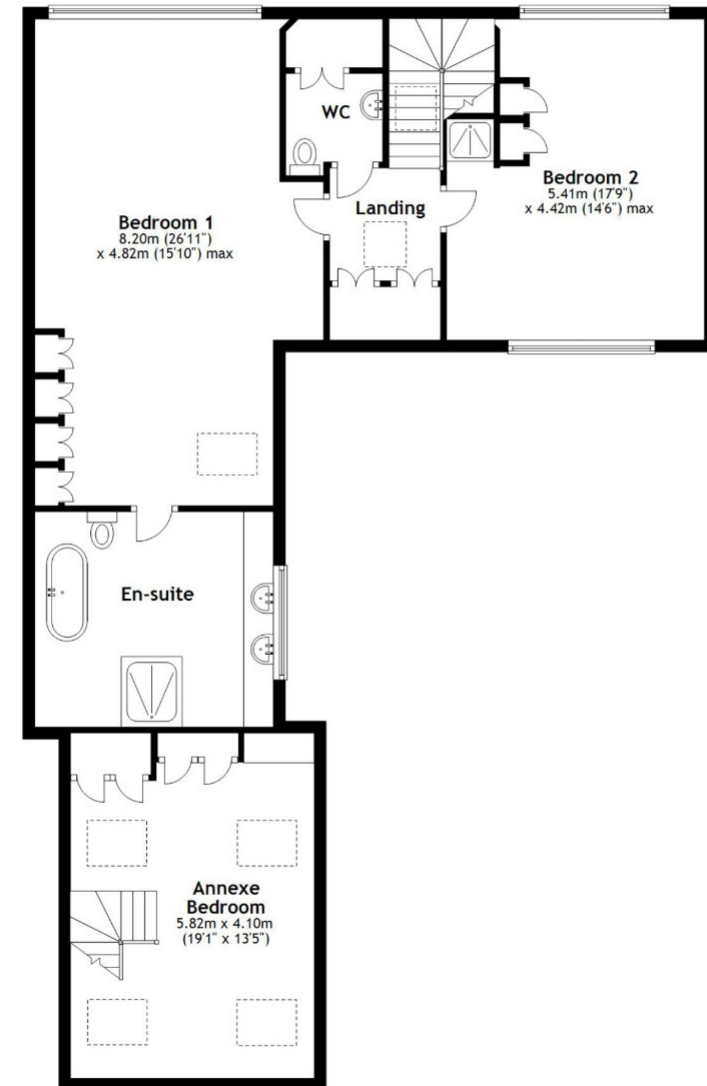
Ground Floor

Approx. 185.7 sq. metres (1998.8 sq. feet)



First Floor

Approx. 111.2 sq. metres (1196.9 sq. feet)



Total area: approx. 296.9 sq. metres (3195.6 sq. feet)

The Lookout, Stoke Fleming

Outside

To the front, parking for several vehicles with steps down to the large courtyard with an abundance of mature shrubs, paved for ease and maintenance with ample space for large outside entertaining furniture.

The annexe benefits from a small private terrace in front of the property.

Access via both sides of the property to the level rear garden which is laid to lawn with a large summer house and further hardstanding area with outside lighting. Steps lead up to a further patio with access to the sunroom and the downstairs bedroom.



Services

Mains, water and drainage are connect (no gas in the village)
Oil fired central heating. Solar panels.

Council tax band: E & A
EPC: C (awaiting epc for the annexe)
Property size: 3,195 sqft



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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