



The Old Dairy
Stoke Fleming, Dartmouth



The Old Dairy is a gorgeous 3 Bedroom coastal cottage nestled in the heart of Stoke Fleming.

As you arrive, let your eyes linger on the timeless thatched roof, a gentle guardian against the ever-changing Devon skies, offering the perfect shelter to slip off your wellies and wriggle out of coats.

Step through the front door and into the warm heart of the home—the Kitchen and Breakfast Room—where sunlight pours through windows front and back, dancing across the space and wrapping you in a comforting sense of belonging - you are home.



Delightfully Characterful



This room exudes an idyllic cottage-Kitchen feel while remaining bright and airy. A large range oven and the built-in appliances make cooking a joy - with all the storage and facilities you need including an ever so useful walk-in Pantry.

Hosting parties and gatherings in this Kitchen is a fun and sociable experience. With plenty of space for a large breakfast table.



Cosy on up





Leading off the Kitchen is the characterful Living Room, a large inglenook fireplace with a multi-fuel stove offers comfort year-round, as well as being a lovely focal point.



With a neutral colour scheme and lots of space for your favourite items of furniture, it's easy to put your stamp on this room.

A WC in the Utility Room on this level ensures convenience for guests.



Returning to the Kitchen, you will find solid oak stairs leading upstairs onto a Landing bathed in natural light.

At one end of the Landing, the Principal Suite features a charming En-Suite Shower Room. This Bedroom also has a built-in wardrobe - ideal for putting away your outfits. A vaulted ceiling with feature panelled wall and original fireplace complete this delightful room.



And... Relax





Bedroom two features a window overlooking the front, and has exposed beams and a vaulted ceiling.

Bedroom three also has the exposed beams and vaulted ceiling with a lovely view outside.

Either Bedroom would be perfect for guests.

Adjacent to Bedroom three is the Family Bathroom, providing a place of solitude and relaxation.



Heading outside via the Kitchen, we find the pretty rear Garden - a charming and private space.

There's a large Patio seating area ideal for alfresco dining or your morning coffee, with a timber Shed handy for storing your garden furniture and cushions

Gently inclining steps lead up to a second Sitting Area, ideal for curling up with a book. This used to be a private parking space and could be easily re-utilised as such.



Out & About

Stoke Fleming offers some of the most breath-taking scenery in the South Hams.

The view from the edge of the village extends from the award-winning Blackpool Sands all the way to rugged Start Point and its iconic lighthouse.

With a friendly pub and popular restaurant in the village, combined with its position on the South West Coast Path, it's no wonder it's a desirable village. The village school is classed as "outstanding" by Ofsted.

Dartmouth is less than three miles from Stoke Fleming by car, making this historic harbour town a natural place to visit for your shopping and eating out. As well as a host of individual shops and galleries, there are also supermarkets (a Sainsbury and Lidl at the top of Dartmouth and an M&S food and Co-op in the centre) for taking care of groceries and other practical matters.



In the other direction along the A379, the pretty market town of Kingsbridge is just over 12 miles away. Between Stoke Fleming and Kingsbridge are some charming coastal and rural villages such as Torcross and Stokenham, as well as the beaches of Start Bay.

The Coastal House use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of The Coastal House has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Coastal House Ltd Registered Office: 14 Mayors Avenue, Dartmouth, Devon, TQ6 9NG Registered in England & Wales: No 9447216

Postcode: TQ6 0NR

Location: Conservation Area

Tenure: Freehold: Grade II Listed

Council Tax: Currently Business Rated

EPC Rating: Band D

Local Authority: South Hams District Council

Access: Level Access To Street At Front

Broadband Speed: Up to average 1800 mbps

Mobile Coverage: Good

Mains: Mains Water, Electricity & Drainage

Heating: Air Source Heat Pump (Underfloor) & Multifuel Stove

Parking: Unrestricted on-street Parking nearby, though previous private parking space to the rear could be easily reinstated.

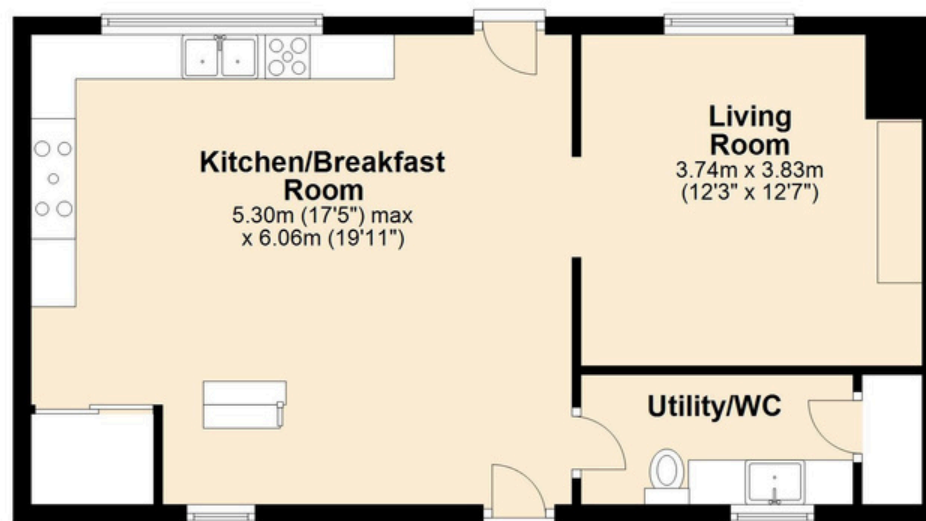
Transport: Totnes (12 miles) for mainline trains to London A38 Devon Expressway - 20 miles

Granite-Built with Thatched Roof

W3W: nightlife.reference.tasteful

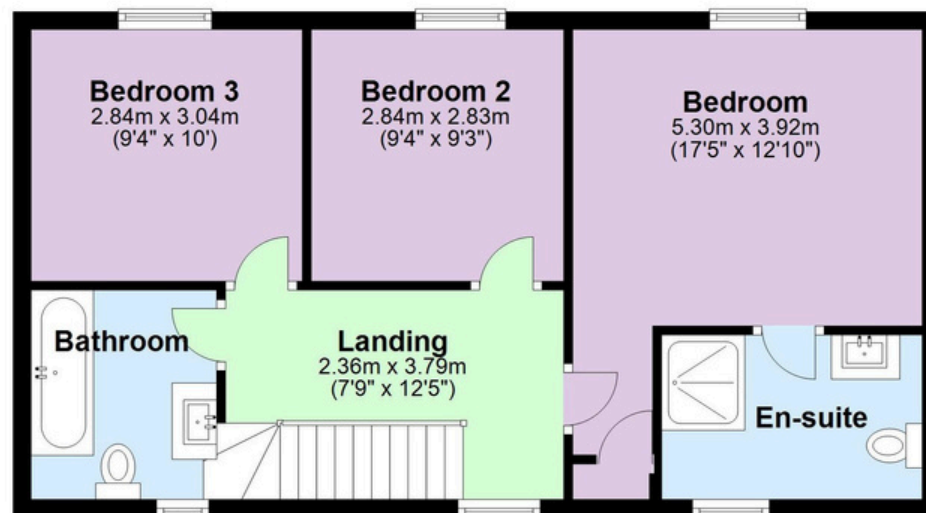
Ground Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



Total area: approx. 105.9 sq. metres (1139.5 sq. feet)



THE COASTAL HOUSE
ESTATE AGENTS



We would love to show you around

Contact us:

team@thecoastalhouse.co.uk

01803 835 788

www.thecoastalhouse.co.uk