

FARWELL HOUSE STOKE FLEMING



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



FARWELL HOUSE, STOKE

Originally the village rectory, Farwell House is an elegant Grade II Listed home with beautifully proportioned rooms which has been meticulously refurbished to a high standard throughout, and with a self-contained 3 bedroom wing.

A sweeping driveway leads to the front of the house, and the original Georgian part which was built in 1834 and the Victorian extension having been added later in the 19th century.

The current owners have lovingly carried out a comprehensive programme of renovation works and have sympathetically brought the house back to its original former beauty. They have reinstated marble fireplaces, original shutters and fitted reclaimed cast iron radiators together with marble flooring, as well as the replacement of electrics, plumbing and heating, including underfloor heating, solar panels and zoned electrics which have all come together to create comfortable and stylish 21st century living. With such a wonderful ambience throughout, this fabulous home has been enhanced with the expertise of a well-respected interior designer who has helped create the most stunning family home with plenty of space for entertaining.

A welcoming entrance vestibule with traditional black and white floor tiles begins the journey. The main hallway is dominated by the beautiful 19th century double staircase lit by a domed circular lantern window allowing natural light to flood in. The main reception rooms all have large floor to ceiling sash windows and are south facing. The quality and finish of the beautifully designed kitchen renovation is exceptional. With contemporary touches, such as copper cladded facings over the full size sliding doors leading out onto the summer kitchen with built in BBQ and professional Bushman wood burning oven. The use of copper continues with a bespoke copper central island. Integrated fittings include a Quooker tap, Fisher and Pykal fridge / freezer, LPG gas hob and induction hob, and a controllable 5 oven Aga type cooker with integrated electric double oven and a separate Liebherr drinks fridge.

The elegant and wonderfully proportioned drawing room is off the hallway opposite the kitchen with double doors opening out onto the terrace and garden. There is a formal dining room with full length sash window opening onto the terrace. The library/sitting room is the third of the main reception rooms, designed with a private members club vibe, complete with hidden cocktail cabinet behind a Georgian door. Towards the rear of the house is a cloakroom, wine cellar, plant room and utility boot room/store.

The double imperial staircase leads to the first floor, lit by the Georgian lantern window, and the same attention to detail continues throughout. The spacious open landing area leads to the bedroom accommodation. The superb main bedroom suite has exceptionally large windows providing an abundance of natural light and views across the garden to the church and sea beyond. There is a dressing room which has full length wardrobes and a fabulous retro bathroom with a 1950s pink suite which has been re-purposed from elsewhere in the house. There are a further four bedrooms, one with en suite shower room, two of which share the family bathroom with jack and jill doors and there is a further family shower room.

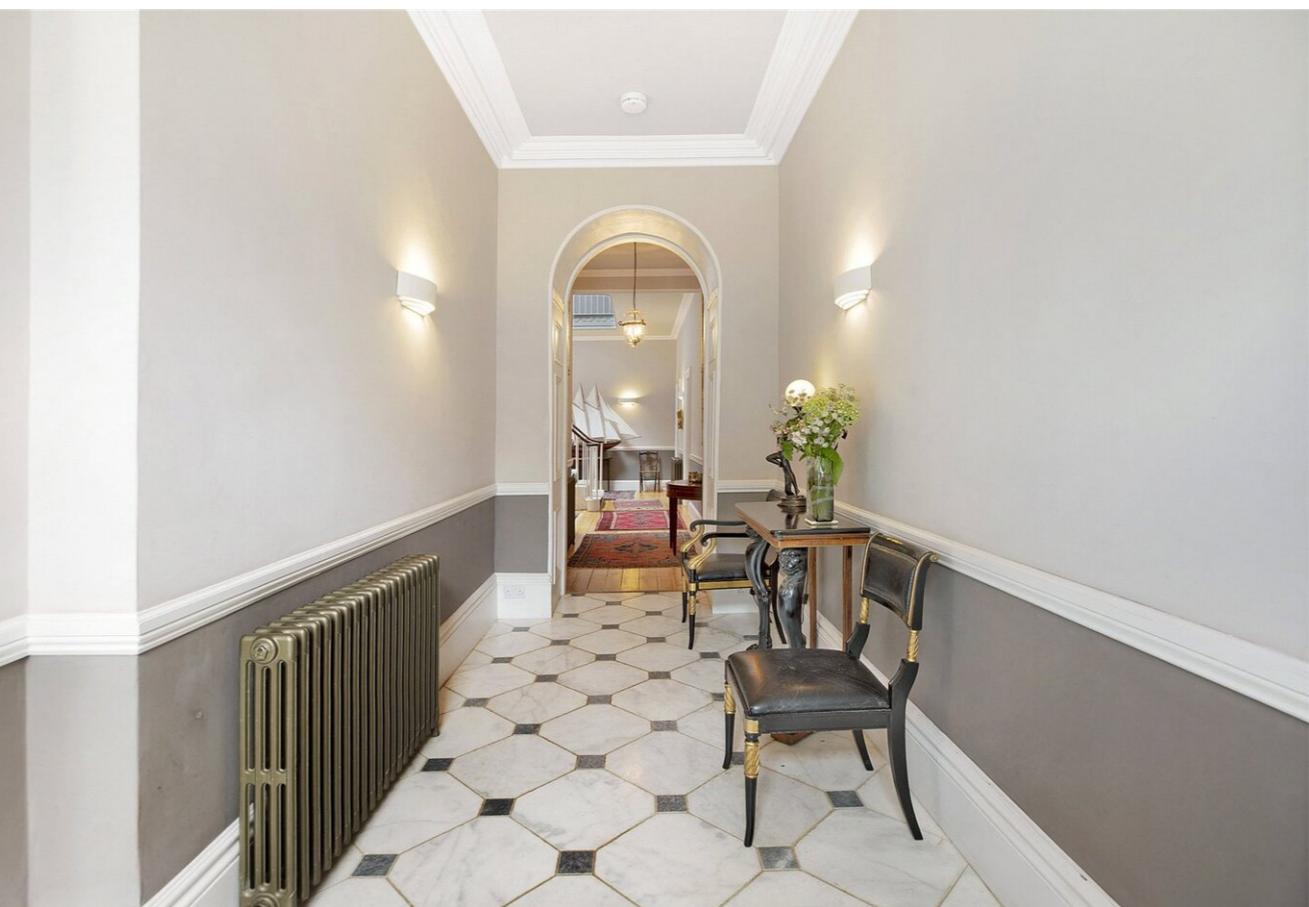
East Farwell

The East wing of the property has also been completely reconfigured and extended by the present owners at the same time as the main house and although completely self contained, is connected to the main house from the ground floor utility room and also via a door in bedroom 5. This now comprises of a delightful family home, but it would equally make an ideal home for multi-generational living or live in accommodation. On the ground floor is an open plan kitchen /dining / living area with high ceilings leading to a copper framed extension which leads out onto a large decked terrace. There are three bedrooms, the master has an en suite shower room and a family bathroom on the first floor. East Farwell also has a separate driveway entrance from a different part of the village. There is a double garage and three parking spaces at the end of the driveway.

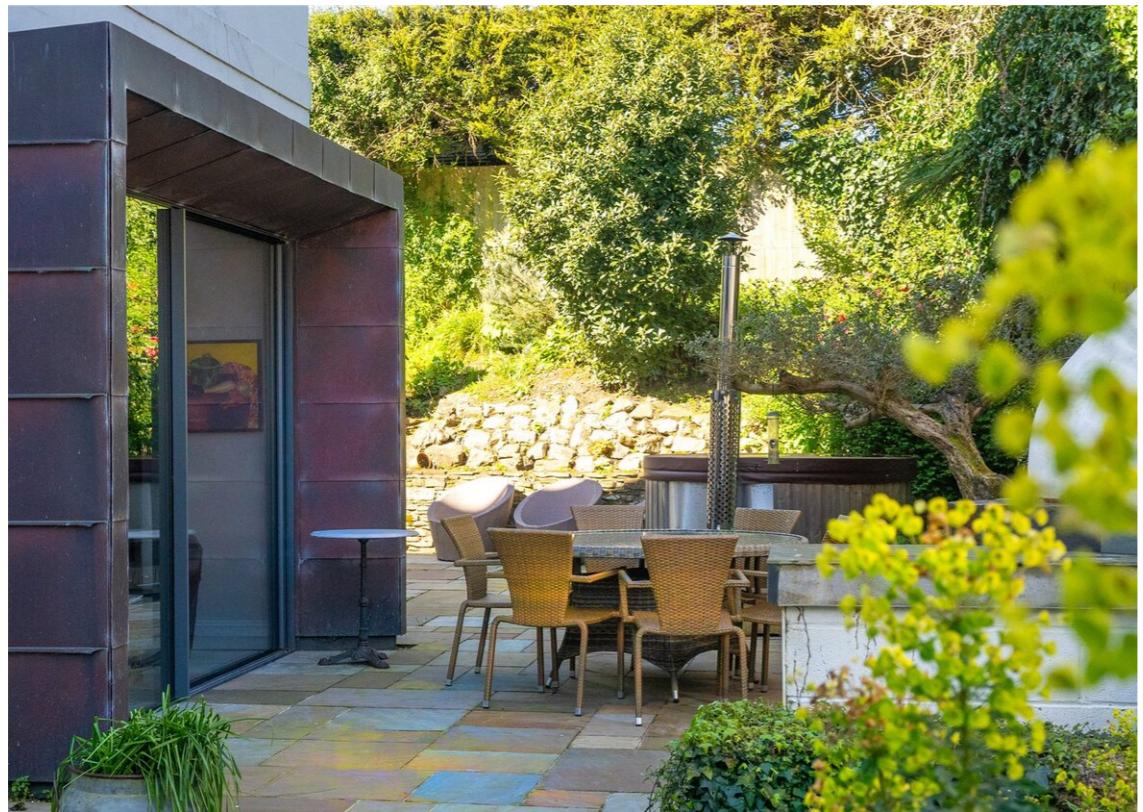
A separate 3 bedroom cottage is available by separate negotiation.

Gardens & Grounds

A particular feature of this home, Farwell House sits in wonderful mature gardens which have been lovingly created and tended by the current owners. To the front of the house is a large, paved terrace which is south facing and overlooks the more formal garden. It runs the length of the house and provides a perfect al fresco entertaining area. There is a parking area and double garage at the end of the driveway. To the side of the house is a large pond, a vegetable garden and fruit trees and a large, wooded area. To the rear accessed from the kitchen is the delightful, secluded courtyard garden with a summer kitchen with built-in BBQ and Bushman wood fired oven and a hot tub.



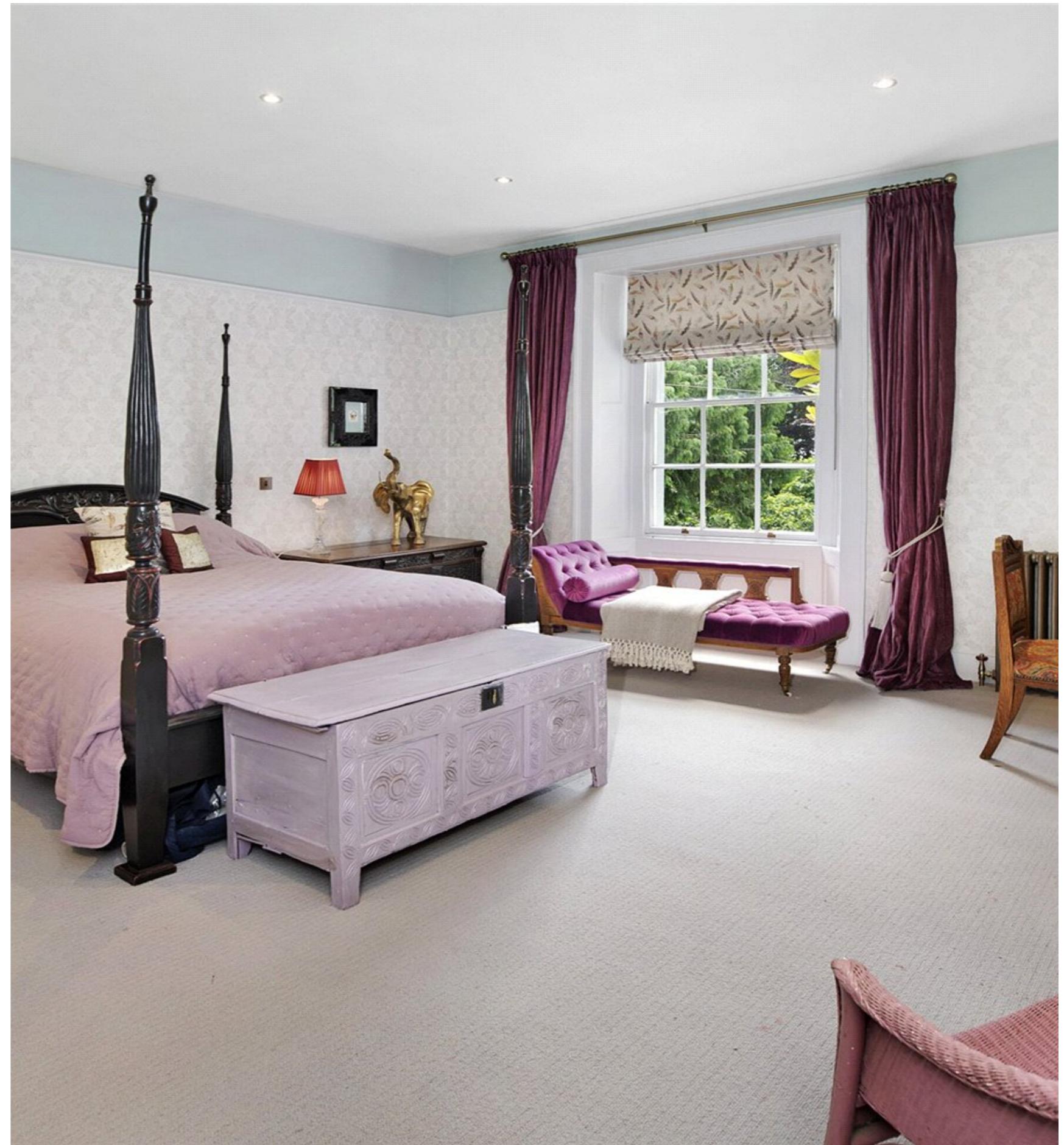




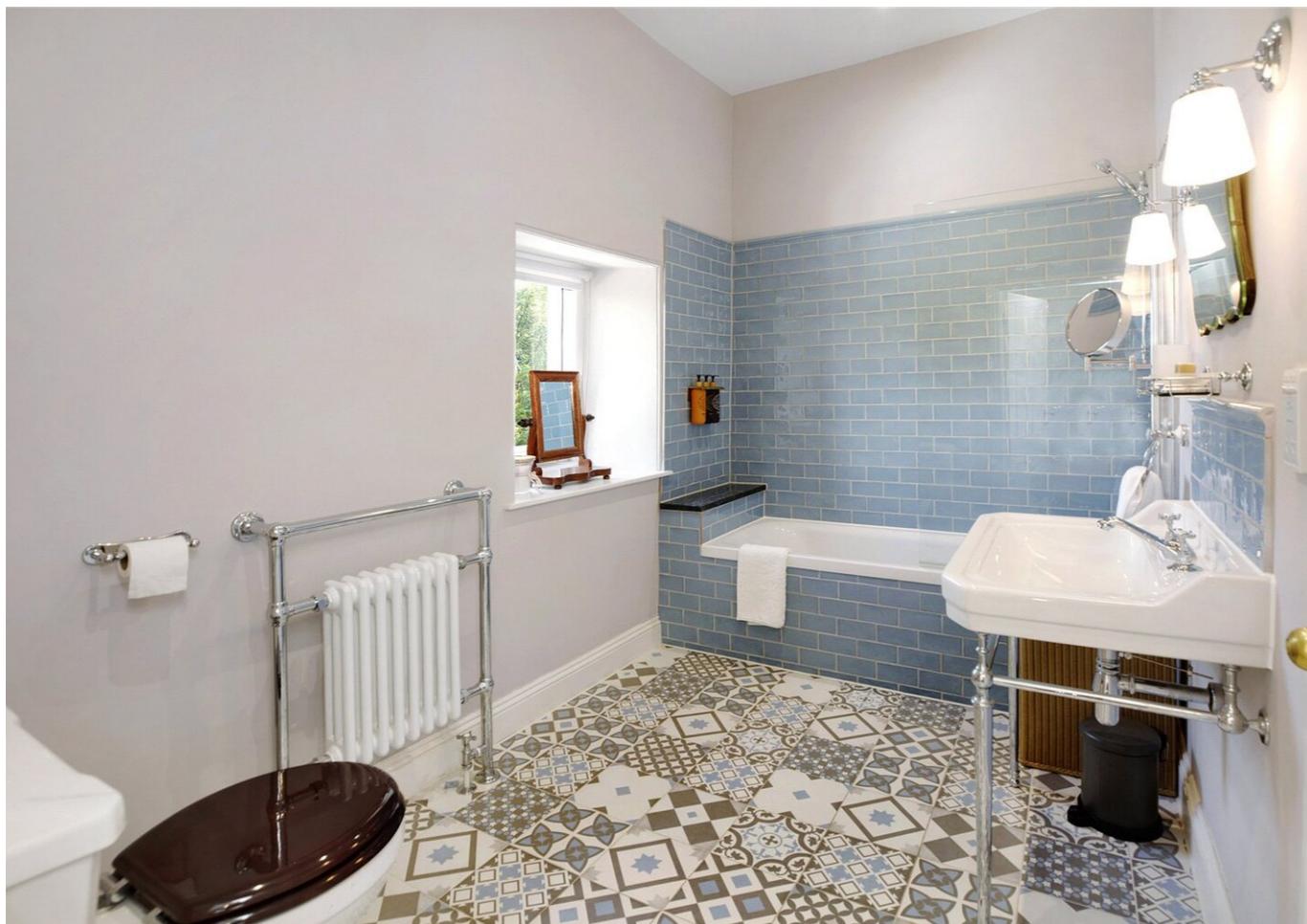
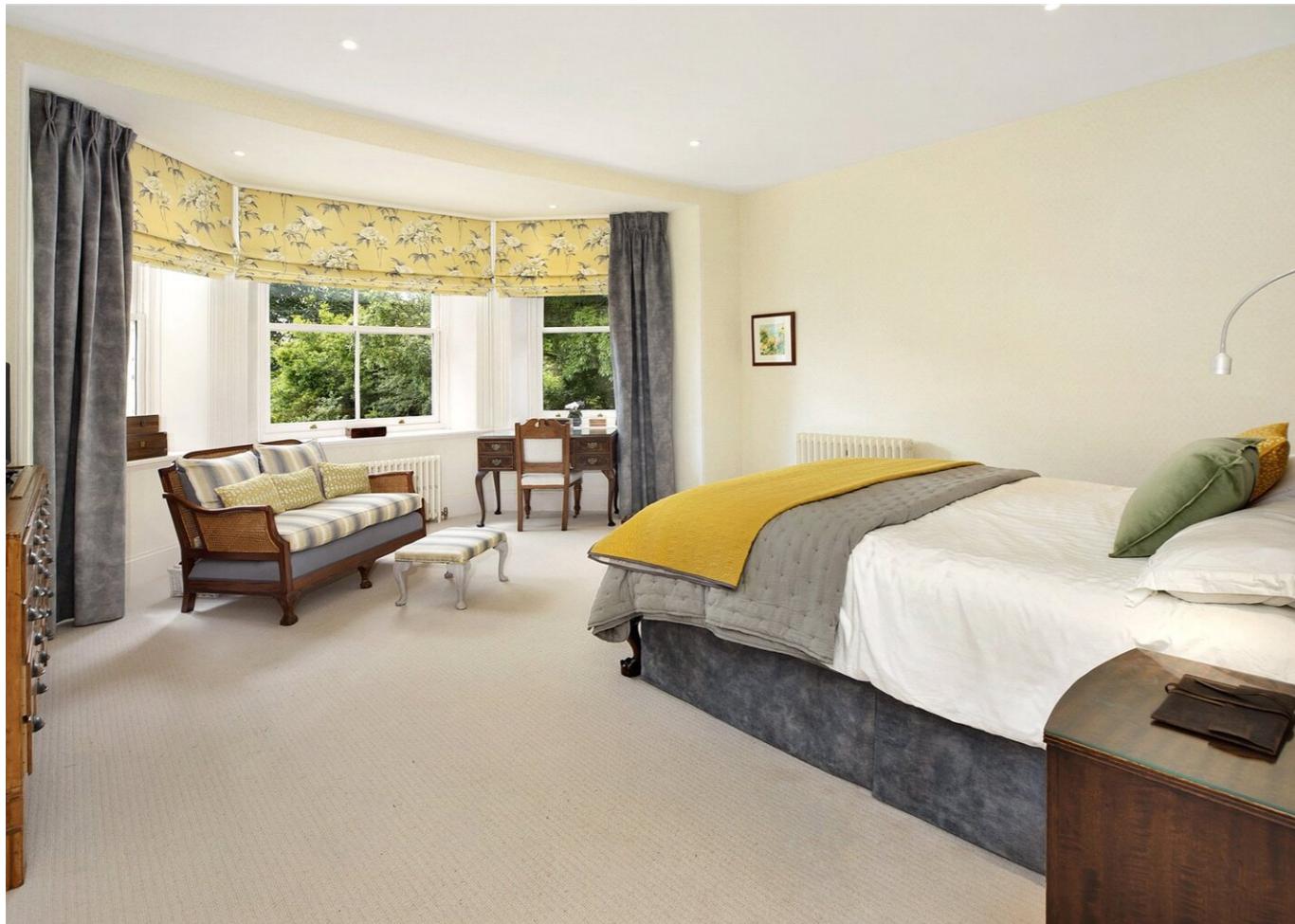
KEY FEATURES

- Stunning 5 Bedroom Grade II Listed Former Rectory
- Self Contained 3 Bedroom Wing
- All Sitting In Approximately 1.4 Acres
- Wonderful Central Village Location
- Within Walking Distance Of The Beautiful Blackpool Sands Beach
- Beautifully Landscaped & Mature Gardens
- Separate 3 Bedroom Cottage Available By Separate Negotiation
- Mains electricity, water, drainage & LPG gas
- Oil fired central heating & hot water with solar thermal back up for hot









PROPERTY DETAILS

Property Address

Farwell House, Rectory Lane, Stoke Fleming, Dartmouth, TQ6 0QB

Mileages

Dartmouth 3 miles, Kingsbridge 12 miles, Totnes 13 miles. All mileages are approximate.

Services

Mains electricity, water, drainage & LPG gas. Oil fired central heating and hot water with solar thermal back up for hot water

EPC Rating

Grade II Listed

Council Tax Band

G

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From Dartmouth, proceed along the A379 coastal road towards Blackpool Sands, following the road in to Stoke Fleming. Bear right at the village shop onto Church Road and then take the first right onto Rectory Lane. The entrance to the driveway of Farwell House is at the very end of Rectory Lane.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth.
Tel: 01803 839190.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but 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. Neither Marchand Petit, nor any of its employees, has any 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. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. **MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN







MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590

Prime Waterfront & Country House
01548 855590 | pwch@marchandpetit.co.uk

MARCHANDPETIT.CO.UK