



**The Round House, Stoke Gabriel**  
Totnes, Devon, TQ9 6RJ

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS



## The Round House, Stoke Gabriel, Devon

*Nestled high above the Mill Pool at the end of a long driveway is this wonderful, converted barn surrounded by twenty four acres of private woodland and water meadow with an abundance of wildlife with outstanding views to the Mill Pool, River Dart and Countryside beyond.*

### ACCOMMODATION

#### Entrance level

*Entrance hall, cloakroom, mezzanine, master bedroom with en-suite*

#### Middle Level

*Open plan kitchen/dining/living room, utility room, sitting room*

#### Ground floor

*Bedroom 2 with en-suite, bedroom 3, Shower room, study*

#### Outside

*Green Oak barn, approx. 24 acres of woodland and water meadows, direct access to The Mill Pool and Dart estuary*

#### Mileage

*Totnes 4 miles Exeter 24 miles*

*Plymouth 25 miles (approximately)*

*Totnes Office*

*01803 847979*

*totnes@marchandpetit.co.uk*





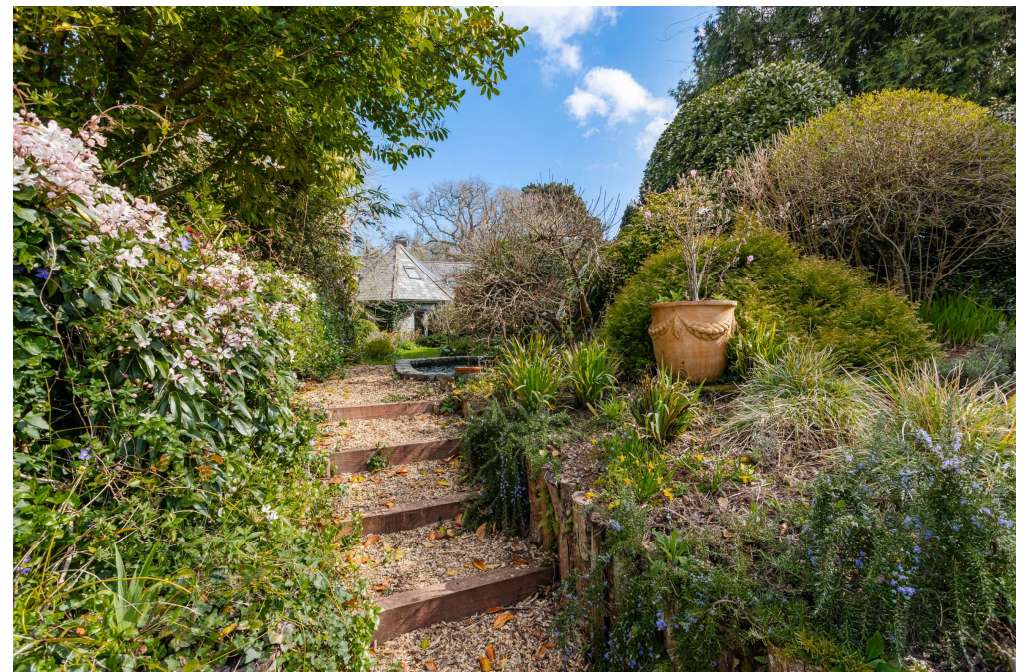






## KEY FEATURES

- NO CHAIN
- Approx. 24 acres of woodland and water meadow
- Direct access to The Mill Pool and Dart estuary
- Outstanding views of The Mill Pool, River Dart and countryside
- Beautifully presented home offering 3 bedrooms
- Ample off-street parking
- Large Green Oak barn with solar panels
- Mooring
- Woodland walks with no public right of way
- Easy access to village









## DESCRIPTION

Nestled high above the Mill Pool surrounded by twenty-four acres of private woodland, water meadows and a small river is this wonderful home that has been beautifully presented with stunning views over the Mill Pool, River Dart and the surrounding Countryside.

It is rare to find such a unique property surrounded by its own woodland with an abundance of wildlife and access onto the Mill Pool with its own mooring on the Dart estuary.

Originally converted from a substantial stone built Threshing Barn, and a full refurbishment undertaken since 2020 along with garden landscaping, and woodland management plan with extensive tree work and planting. The Round House has generous proportions including an impressive kitchen/ family room and sitting room offering great flexibility. The house is entered via a mezzanine entrance hall overlooking the kitchen/family room with guest WC and cloaks cupboard. The kitchen is fully fitted with double ovens and quartz work surfaces with a separate utility room with plumbing for a dishwasher, washing machine and tumble dryer with further storage and space for 2 large fridge/freezers. The main room has lovely, exposed stone walls and superb ceiling heights with ample space for a dining room table and a further sitting area with a patio door out onto a small terrace with views over the Mill Pool. A spiral staircase leads to a great mezzanine area which has a lovely bay window with waterside views. The principal bedroom is located off the mezzanine area again with superb views, an ensuite with shower and free-standing bath. On the lower level there are two further double bedrooms, two further bathrooms and a lovely morning room / study.

Outside a long driveway leads up to the house giving lovely views over the Mill Pool with ample parking. There is an attractive courtyard along with a formal garden with camellias and rhododendrons with a lawned and patio area which is ideal for morning coffee. A large Green Oak barn is fitted with solar panels and is part enclosed housing the solar battery packs with the rest of the barn offering ideal log store and machinery storage. There are wonderful walks through the woodland with bluebells and wild garlic leading to a delightful seating area overlooking pastureland to the Dart. The Mill pool is easily accessed from a private woodland track providing access to the foreshore and estuary mooring.

## SITUATION

The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of The River Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active boating association, cricket club, Scouts and art society. There is a primary school, post office and general store, two public houses, cafes and a 13th century church with an ancient yew tree. The bustling medieval market town of nearby Totnes has a mainline railway station giving direct connections to London. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with well-regarded independent, comprehensive and grammar schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.





## SERVICES

Mains electric and water. Private drainage via septic tank. Oil fired central heating. Solar panels to barn roof- 10KW batteries.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel:

## COUNCIL TAX

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## FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other 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.

## TENURE

Freehold

## VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Totnes Office. Tel: 01803 847979

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





#### 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.

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