

Silver Springs

Stoke Gabriel



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Silver Springs, Paignton Road, Stoke Gabriel, Totnes TQ9 6SJ

Sitting in an elevated position enjoying wonderful views over The Mill Pool, River Dart and the countryside beyond is this beautifully presented detached house with lovely landscaped gardens, superb South facing decked area, ample parking and garage.

The house has been much improved and extended in recent years and is entered via a lovely sun room which leads into the hallway and the living room which has superb views over the village and is lovely and light with large picture windows and a wood burner. On the other side of the hallway is a good size dining room which will comfortably sit eight. At the rear of the house is a recently refitted utility room (2023) with New Boiler and separate guest WC. The kitchen breakfast room was also completely refurbished in 2021 complete with an electric AGA creating a lovely bright country kitchen. Upstairs the principal bedroom again enjoys fantastic views with floor to ceiling windows a beautifully presented en suite bathroom with under floor heating. There are three further double bedrooms a family shower room and en suite shower room.

Outside the house is approached via a driveway which leads up to the garage and a hard standing area. A good sized decked area with grape vine and wisteria faces South and the gardens have been landscaped providing level tiered areas mainly laid to lawn with an array of shrubs, plants and vegetable plot. The exterior of the house was redecorated in 2024 and we are informed that most of flat roof areas and hip and ridge tiles were replaced in 2024.

Services: Mains electric, water and drainage. Gas central heating.

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.

Totnes Office

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Waterside, The Plains, Totnes TQ9 5DW



Property Details

Guide Price:	£795,000
Services:	Mains Electricity, water and drainage. Gas central heating
EPC Rating:	Current: D, Potential: C
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Sought after village location
- Elevated position enjoying view to the Mill Pool and countryside beyond
- Deatched family home
- Landscaped gardens
- Garage and off-street parking

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.

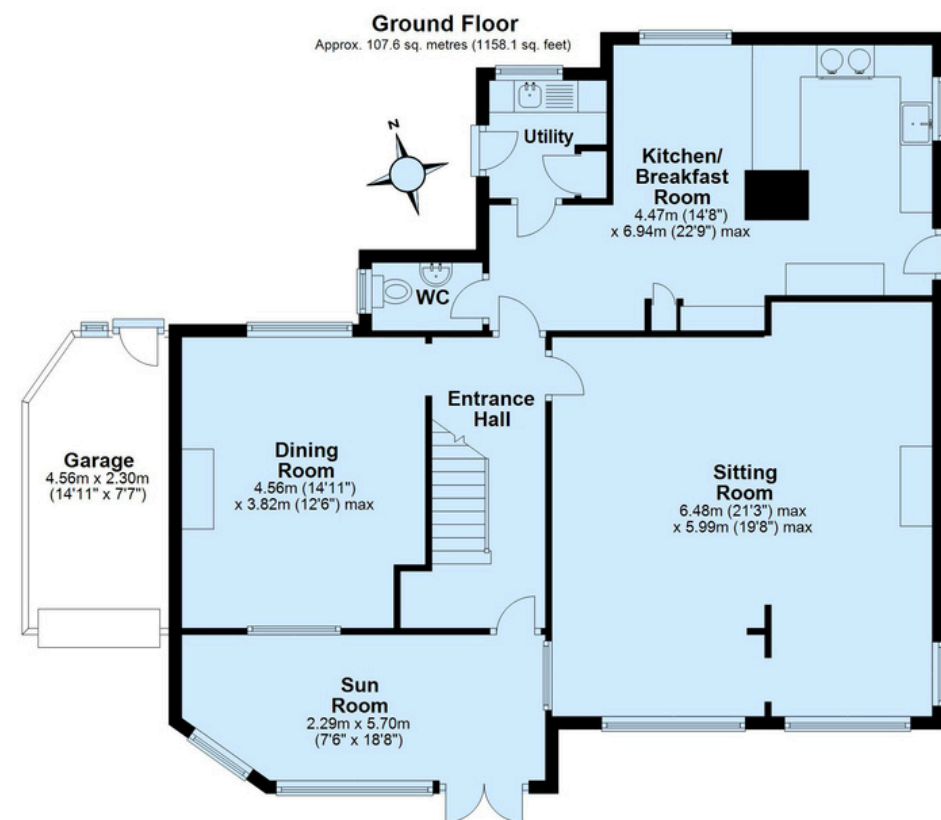
Viewing

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

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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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