



Starlings, Hillfield

Stoke Gabriel, Totnes, Devon, TQ9 6SH

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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Sitting in an elevated position with a panoramic view over Stoke Gabriel to The River Dart and open countryside beyond is this hugely flexible chalet style bungalow which enjoys a lovely southerly aspect. Easily accessed via a private road with ample driveway parking and garage.

The house is entered via a generous hallway with access into the sitting room which enjoys a lovely bay window with southerly views with access into the sun room. On the other side of the hallway is the Kitchen / breakfast room with another bay window enjoying wonderful views. A conservatory leads off the Kitchen with a guest WC and provides access into the utility room. A study is also entered off the hallway and leads into a sun room. To the rear are three double bedrooms and two bathrooms. Upstairs is the principle bedroom with a balcony with superb views and a bathroom.

Outside there is hard standing for several cars a garage and car port. The gardens are surrounded by shrub and flower borders and a variety of vegetable beds.

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.

KEY FEATURES

- Elevated position
- Popular village location
- View to the River Dart
- Flexible accommodation
- 4 bedrooms
- Well-established garden
- Ample parking and garage

BEDS 4 | BATHS 2 | RECEPTS 4 | EPC E | COUNCIL TAX Band E | TENURE Freehold

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