

Southlands, Stoke Gabriel, Devon





A beautifully designed and immaculately presented **contemporary waterfront home**, with extensive gardens and direct access to the River Dart.

Summary of accommodation

Ground floor: Entrance hall | Study | Kitchen/dining room | Sitting room | Snug | Utility room | Sewing/hobby room
Principal bedroom with en suite bathroom | Two en suite bedrooms | Two further bedrooms | Family bathroom

Lower ground floor: Cellar

Southlands Cottage: Entrance hall | Kitchen | Sitting/dining room | Utility | Two ground floor bedrooms | Shower room | First floor en suite bedroom

Outbuildings: Double garage | Single garage | Open car port | Two stables | Two stores | Workshop

Stone terrace | Lawns | Two ponds | Woodland | Slipway onto River Dart | Direct water access

In all about 6.47 acres

Distances

Totnes 4.5 miles (London Paddington 2 hours 42 minutes), A38 Devon Expressway 10 miles
(All distances and times are approximate)



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Situation

Southlands enjoys a magical setting, amongst mature and established grounds with views over the River Dart. The village of Stoke Gabriel has a parish church, a primary school and an excellent village shop. There is a thriving local community in the village, which also has an annual carnival and regatta. Southlands is about 2.5 miles from the nearest supermarkets, on the outskirts of Paignton and about 4.5 miles to both Totnes and Torbay, which provide a first class selection of shops, schools, and cultural amenities, including music and drama at Darington.

Stoke Gabriel has a toddler group, pre-school and a very successful primary school. Secondary schooling in the area is excellent; South Devon College is recognised by Ofsted as 'Outstanding' and one of the top Further Education and Tertiary Colleges in England. There are easy links to Exeter's fine selection and independent schools with a school bus collection from Newton Abbot.

The River Dart is well known for yachting and dinghy sailing with plenty of areas to explore up and down the river, and at its mouth in Dartmouth, which is about nine miles away. The centre of the channel in front of Southland's slipway has over two metres of water at low tide. For cruising yachts, Dartmouth is a wonderful base, with Torbay and The Solent to the east. Plymouth, Fowey, Falmouth and the Helford River to the west and the Channel Islands and France to the south.

Other sporting amenities in the area include golf courses at Churston and Dartmouth. Dartmoor National Park is about 10 miles to the north providing numerous opportunities for riding, walking and fishing and there are a number of shoots in the area.

Communication links are good, with a regular rail service from Totnes to London Paddington taking from 2 hours 42 minutes. The A30 Devon Expressway provides dual carriageway access to the M5 motorway at Exeter. There are regular flights to a number of domestic and international destinations from Exeter airport.





Southlands

Constructed in 2017, Southlands is a beautifully designed contemporary family home of the highest quality. On entrance to the house, the impressive proportions and abundance of natural light is immediately noticeable, and the house has been cleverly designed to take advantage of the magnificent views over the River Dart from the principal reception rooms.

The entrance hall leads into the stunning open plan kitchen and dining room with floor to ceiling sliding doors at one end, leading to a stone terrace with views over the gardens towards the river. This creates a seamless link between inside and outside, ideal for summer entertaining. The kitchen has a large central island with breakfast bar and is fitted with the latest appliances including a Seimans oven and induction hob.

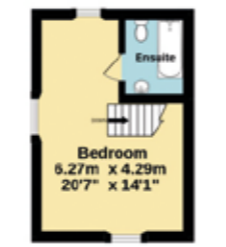
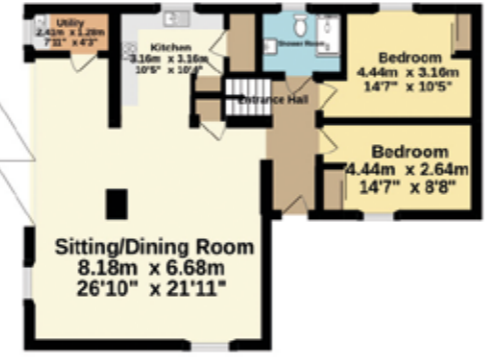
Off the kitchen is the sitting room, with outstanding ceiling heights and floor to ceiling windows with views over the gardens and pond. There is a Jetmaster fire and ample space for entertaining. Further reception rooms include two studies, ideal for those who need to work from home, as well as a snug sitting room.

The accommodation is all on one level with the high-quality finish and attention to detail continuing to the bedrooms. The principal bedroom is of particular note with sliding doors giving access to the terrace and a beautifully designed en suite bathroom and dressing room.



**Approximate Gross Internal Floor Area
7,503 sq ft / 697.1 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



There are a further four bedrooms situated in the north wing of the house, all finished to the same exacting standard. Two of the additional bedrooms have en suite bathrooms, and there is an additional family bathroom. On the lower ground floor is a cellar.

Southlands Cottage

The cottage has been entirely renovated and provides generous secondary accommodation to the main house, ideal for guests, staff or a family member. There is also potential for income generation from letting it out, if desired. On the ground floor is a spacious kitchen and sitting room with doors to the garden, as well as two bedrooms and a shower room. The third bedroom with en suite bathroom is on the first floor, which has wonderful views over the gardens towards the river.

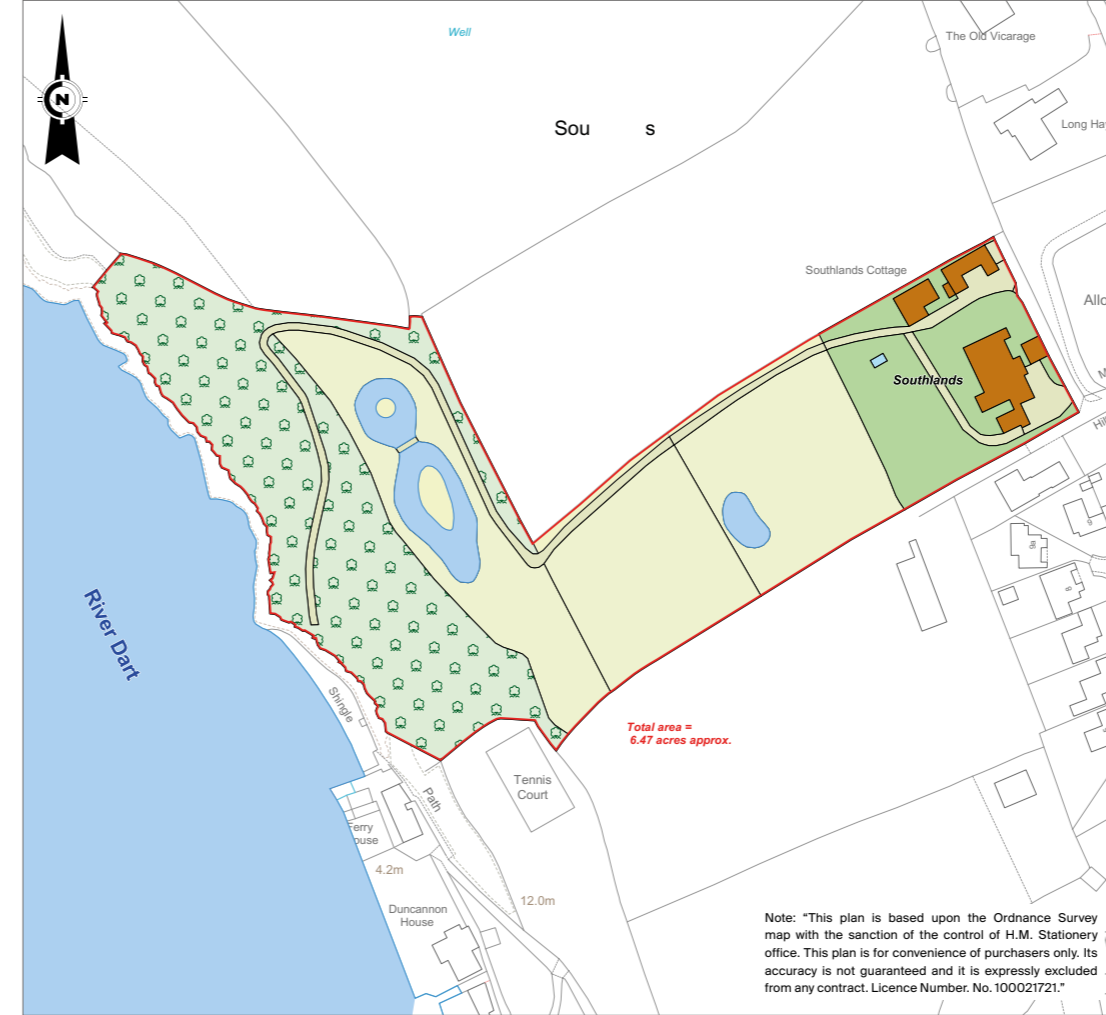
Outbuildings

Unusually for a waterfront property, Southlands benefits from a range of practical and attractive outbuildings offering numerous opportunities. There is a stable block which has recently had the wiring and insulation renewed. There are four boxes currently used for storage, and a tack room. Next to the stable block is an open car port and there is a single garage. There is a double garage situated next to the main entrance to the house as well as ample parking.

Gardens and grounds

The extensive gardens at Southlands set it apart from many other waterfront homes in the area, and gives superb privacy as well as various areas for outdoor entertaining and a wonderful, safe surrounding for families with young children. The south-facing stone terrace is ideal for barbeques and al fresco dining and beyond this, the sweeping lawns slope gently down towards the river. A track runs down one side of the gardens, allowing vehicular and pedestrian access to the slipway, directly onto the River Dart. In total the grounds extend to about 6.47 acres.





Services

10kw solar PV and battery storage
Triple glazing

Property information

Tenure: Freehold

Local Authority: South Hams District Council:
<https://www.southhams.gov.uk/>

Council Tax: Band G

EPC rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024, Photographs and videos dated July 2022.

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