

Stokenham House, Stokenham, South Hams





A beautifully refurbished unlisted Georgian country house, with guest apartment and en suite studio, set in about **4 acres of glorious gardens** with outdoor swimming pool and outbuildings, in the heart of this pretty and thriving South Devon coastal village.

Summary of accommodation

Stokenham House

Ground floor: Porch | Entrance hall | Reception hall | Drawing room | Library | Snug | Dining room | Kitchen/breakfast | Two bedrooms | Bathroom | Shower room | Utility room | Boot room boiler room

First floor: Principal bedroom with en suite bath and shower room
Three further double bedrooms | Family bathroom | Family shower room

Priesthole

Self-contained first floor apartment: Sitting room | Kitchen
Double bedroom | Bathroom

Second floor: Bedroom and small bedroom/store room

Distances

The beach at Slapton Sands 1 mile, Kingsbridge 5 miles, Salcombe 10 miles, Totnes 14 miles (London Paddington 2hr 40 mins)
(All distances and times are approximate)

The Old Laundry

A courtyard setting with stone steps up to first floor external studio/bedroom with en suite bathroom

Outside

Glorious gardens | Parking | Double garage with attached log store
Heated swimming pool | Potting shed | Summerhouse | Greenhouse

Gross Internal floor Area 6,365 sq ft (591 sq m)

In all about 4 acres



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Location

Stokenham House is situated in the heart of this popular and thriving coastal village, which is situated between Dartmouth and Kingsbridge. Stokenham, offers a church, a village hall, two pubs and a super primary school, which is rated as outstanding by OFSTED. The village is set amongst unspoilt countryside within the South Hams Area of Outstanding Natural Beauty and is only just over a mile from Slapton Sands beach and Start Bay. Kingsbridge, which has been the main market town in the area for centuries, has a wonderful selection of shops, pubs, cafés and restaurants and of course all the local amenities you would expect, including two supermarkets, a leisure centre with indoor swimming pool, a cinema and the highly regarded secondary school, Kingsbridge Academy. Totnes provides a regular train service to London Paddington and the A38 Devon Expressway, which links to the M5 is about 16 miles away.

History

Stokenham first appears in record as a Rectory in the gift of the Montacutes, Earls of Salisbury in the Taxation of Pope Nicholas IV in 1291.

It is likely that the oldest portion of the house - the central section of the Priesthole - dates from the 15th century and that the Rectory was rebuilt at a similar point to St Michael and All Angels Church Stokenham, which was consecrated in 1431. The Church of St Michael's is known as the Cathedral of the South Hams in recognition of its scale and the wealth of the parish that commissioned it.

In 1539 the Rectory was one of the money grants given to Anne of Cleves for her support after her divorce from Henry VIII. The value is given as £58. On her death in 1557 the Rectory reverted to the crown. To this day the Rector of Stokenham is a royal appointment.

The main additions to the house - to the front and sides - were made in the mid eighteenth century with further additions - the Old Laundry and back extension to the Priesthole made with the benefit of Queen's Anne's Gift in 1830. The size of the laundry- the entire upper floor of the existing building - is indicative of the number of dependents in the Rector's household and the value of the benefice.



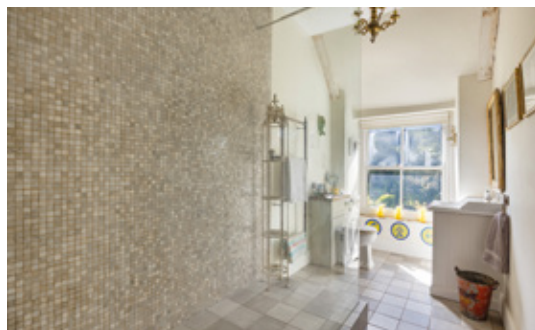
So far three rectors of Stokenham have become bishops. Of these William Stubbs, the social reformer, is the most distinguished. He published extensively both as Rector of Stokenham and later as Bishop of Truro.

Stokenham House

Set well back and almost hidden from view behind stone walling, hedging and a screen of mature trees, Stokenham House (which is not listed) is situated in a very private and enviable setting, in the heart of this beautiful and popular village. The house is complemented by about four acres of established and well-stocked gardens and grounds and borders beautiful open countryside in one of the most gorgeous areas of Devon. Stokenham House is a fine example of a large country house, being built of local slate under a slate roof and offers well-proportioned rooms with superb ceiling height.

The house has also retained most of its original architectural features including ornate coving and ceiling roses, several fireplaces alongside tall skirting boards and other examples of fine joinery. It has been completely refurbished to a very high and sympathetic standard, amplifying the natural light levels throughout the house and making the interior ideal for modern day family life. This is best illustrated by the superb, south-facing kitchen/breakfast room which combines a wonderful kitchen/living area, which is beautifully equipped with contemporary units and appliances, including a gas Falcon Range. Within this room is an open "garden" dining and seating area with glorious views out over the garden and grounds, heading down to the sea. In addition, the ground floor has four reception rooms: traditional drawing and dining rooms, library and snug/TV room tucked away off the entrance hall. Also on the ground floor are two bedrooms, accompanied by a bathroom and shower room.

On the first floor is a wide, centrally positioned, and galleried library landing, lit by a long rooflight that brings light into the centre of the house and leads to four large double bedrooms. The principal bedroom has windows looking south and west and its own en suite bath and shower room, whilst the other bedrooms share the family bath and shower rooms.



The Priesthole

Adjoining the house at first floor level is an independent guest bedroom suite, with both external and internal access. The Priesthole comprises a fully fitted kitchen, sitting room, bedroom and bathroom.

The second floor offers a further double bedroom and a small bedroom/store.

The Old Laundry

Approached via a set of stone steps from the courtyard, is a large artist's studio which makes a great external bedroom, ideal for rental or teenager, with en suite bathroom.

Outbuildings, Garden and Grounds

Stokenham House is approached via a gated, gravelled driveway which opens into a large parking area, beside the double garage. There is also an additional parking area at the rear of the house which provides parking for another 5 vehicles. The garden and grounds are enclosed by a mix of stone walling and hedging and provide a perfect backdrop for this wonderful setting.

Level areas of lawn and formal gardens are fringed in parts by deep, richly stocked borders along with a rich variety of mature trees that provide shade in the summer and shelter in the winter. There is a vegetable patch, an abundance of spring flowers and bulbs, mature shrubs, woodland, and an orchard.

On the western side of the house, at a higher level is a beautiful walled terrace with heated swimming pool. There are a number of useful and well-used outbuildings including a wood store, potting shed, greenhouse, pool house with pump, and a summerhouse.

Services

Mains water, electricity and drainage. Oil-fired central heating. LPG for the kitchen range, heat exchanger for the swimming pool

Directions (Postcode TQ7 2ST)

What3Words: aliens.glue.botanists

Follow the A379 coast road from Kingsbridge towards Dartmouth, for about five miles, until reaching the village of Stokenham. At the mini roundabout, go straight ahead, and after 250 yards sweep around the righthand bend and the driveway entrance will be found on the right 150 yards further on.

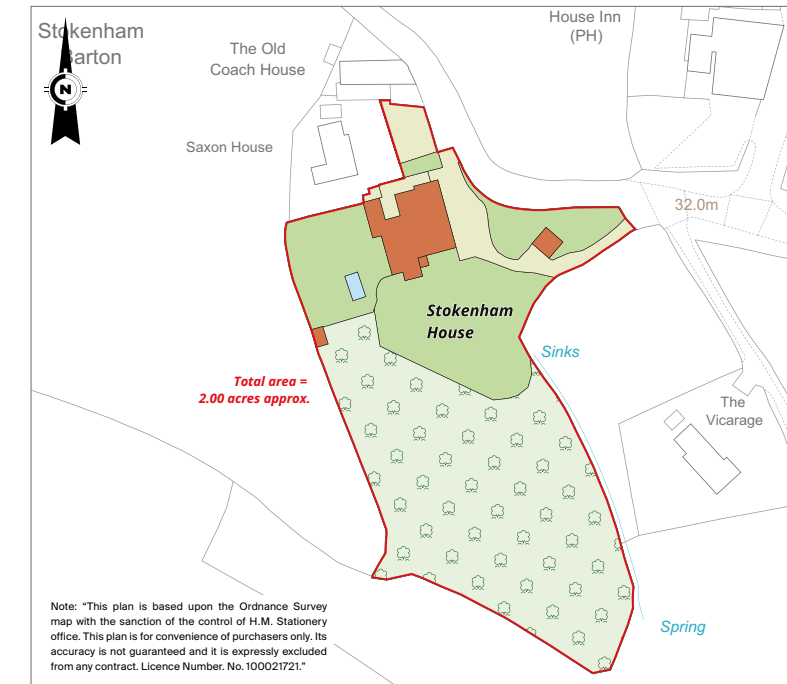
Property information

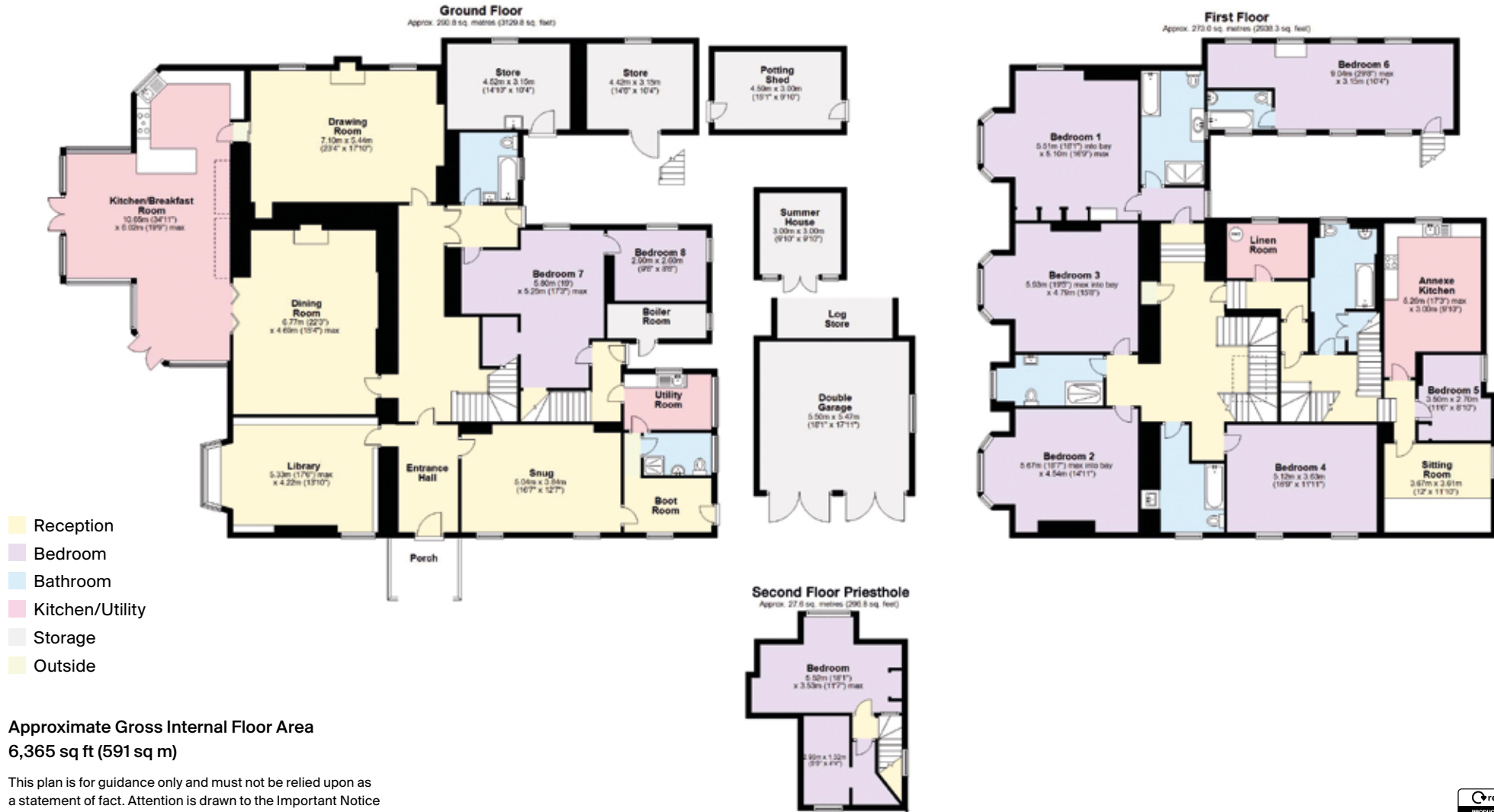
Tenure: Freehold

Local Authority: South Hams District Council (www.southhams.gov.uk).

Council Tax: Stokenham House Band G. Priesthole Band B.

EPC Rating: To be confirmed





Approximate Gross Internal Floor Area
6,365 sq ft (591 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.



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 July 2024. Photographs and videos dated May and July 2024.

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