



## MIDDLE STOKE HOUSE

Holne, Devon





## A VICTORIAN FAMILY HOUSE

Set in just over four acres above the Dart River valley in the Dartmoor National Park with wonderful views of the moor.

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		4.04 acres	

Local Authority: South Hams District Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,250,000





## SITUATION

Middle Stoke House is set amidst gorgeous countryside within the Dartmoor National Park and close to the village of Holne, which has a church, pub, shop and tearoom. The nearby, small market town of Buckfastleigh has a good selection of shops and local businesses. The thriving town of Ashburton is also close by, with an excellent range of facilities including independent restaurants such as the Old Library, Rafikis as well as coffee shops, a delicatessen, artisan bakery, a fish deli and cookery school. Newton Abbot and Totnes are also nearby providing a wide range of facilities and are thriving market towns. Newton Abbot and Totnes railway stations on the Exeter to Plymouth line are about half an hour by car, with connecting services from the two stations in Exeter. Exeter Airport is about an hour away offering flights to UK and international destinations. The area has a choice of schools for all ages from both the state and independent sectors including four well-regarded independent schools in Exeter, Stover School in Teigngrace and Churston Ferrers Grammar School in Brixham.

**Distances:** Holne 1.3 miles, Buckfastleigh/A38 Devon Expressway 5.5 miles, Ashburton, 5.6 miles, Totnes 11 miles, Newton Abbot 13.1 miles (All distances are approximate)





# THE PROPERTY

Middle Stoke House has a magical setting above the Dart River valley with wonderful views of Dartmoor National Park. The house is unlisted and dates from the latter part of the 19th century. It has a simple, unfussy exterior, which is protected with painted render along with a mix of six and nine-paned timber sash windows under a slate roof. All the rooms on both floors have amazing, far-reaching views out over the garden and grounds and the house is brimming with character.

The ground floor encompasses three good-sized reception rooms with original fireplaces and a wood burner. A lovely dual aspect kitchen/breakfast room equipped with timber units, a tiled floor, Belfast sink, a two-oven Watson range cooker and a Neff electric oven and hob. It also has ample room for a good-sized kitchen table. The layout of the ground floor means that one reception room faces east, the two principal reception rooms, one dual aspect, face south, whilst the kitchen/breakfast room faces west allowing best use of the available light throughout the day.

There are five bedrooms on the first floor plus a family bathroom and separate shower room. The dual aspect principal bedroom, the adjacent single bedroom and bedroom 4 all face south.







## OUTSIDE

The house is approached down a driveway shared with the only near neighbour with a private spur branching off to a parking area beside the house. There is a shed and an outside toilet currently being used for storage. The property is surrounded by a lawned garden, which is bound by stock-proof fencing. Beyond it are two partitioned and gated gently sloping paddocks, the upper paddock having direct access via a 5-bar gate to the lane above.





# DIRECTIONS

From the T-junction outside the Church House Inn, turn left up the hill passing the pub on your left and continue for about 200 yards to another T-junction just beyond the village. Turn left and drive for just over three quarters of a mile before turning right onto an unsigned, no-through road. Carry on for a quarter of a mile and then turn right onto the narrow, tarmac approach to the property. Pass through the signed timber five-bar gate and continue for 150 yards before branching right to the property.

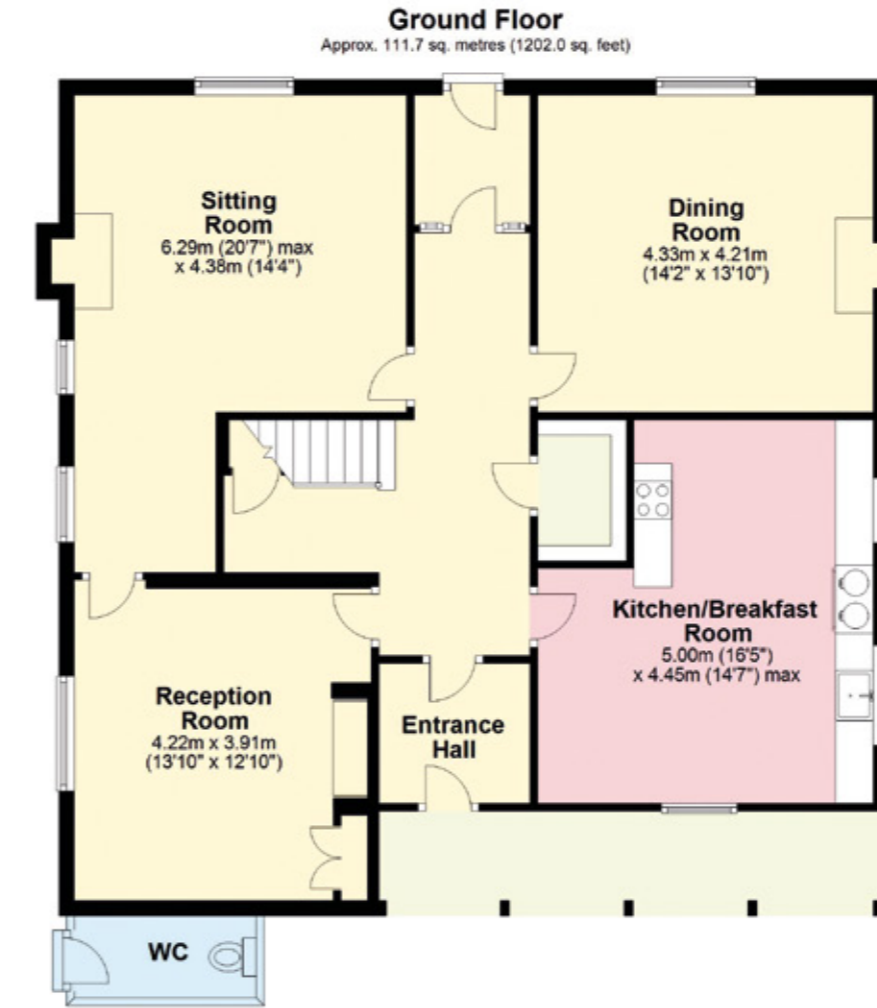
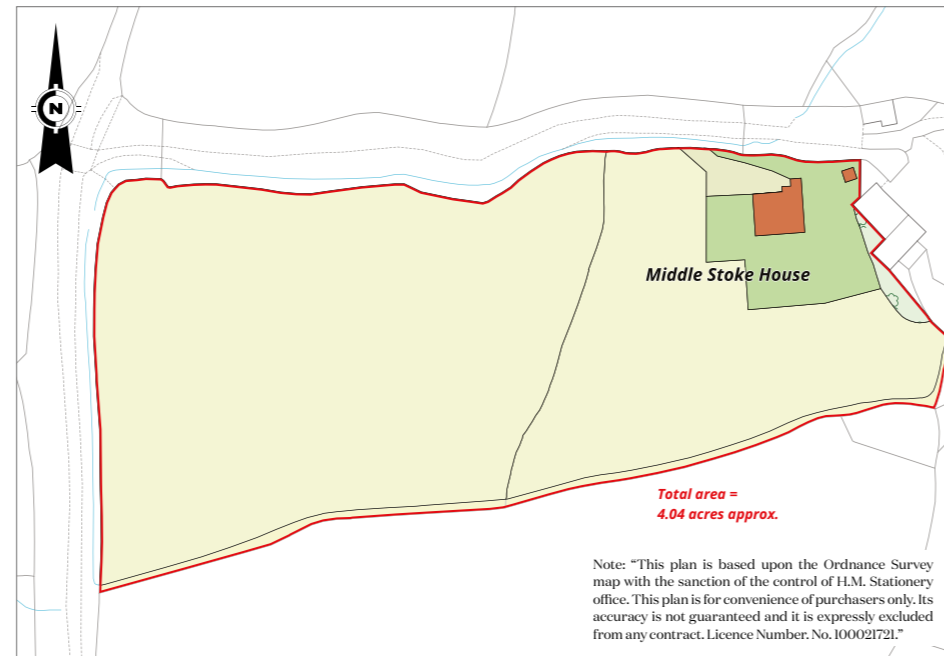
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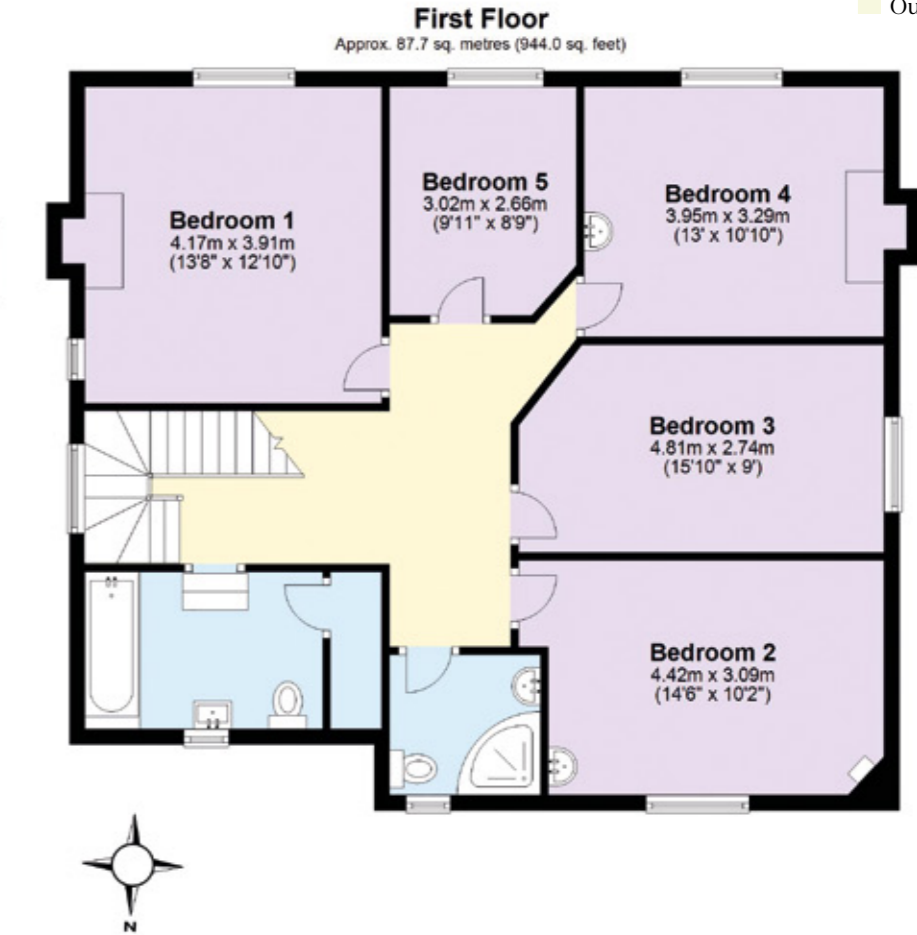
# PROPERTY INFORMATION

**Services:** Mains water & electricity. Private drainage. An A-rated Worcester oil-fired central heating system & Watson range cooker

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Area = 199.4 sq m (2146.0 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

I would be delighted  
to tell you more.

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