



STAGS

D O L P H I N S





Dolphins

Vicarage Close, Totnes, Devon, TQ9 6QT

Totnes 4.4 miles • Dartmouth: 10.9 miles • Exeter: 28.8 miles

A fantastic 5 bedroom, contemporary family home in an elevated position with stunning views over the River Dart and located in a sought after and peaceful location in Stoke Gabriel

- A stunning and spacious home of over 3,000sqft
 - Presented in excellent condition
 - Some of the best views in South Devon
 - Large saltwater heated swimming pool
- Superb open plan kitchen/breakfast room area with additional reception rooms
 - Superb main bedroom suite
 - 4 Additional bedrooms
 - Family bathroom
 - Freehold
 - EPC Band C

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Situation

Stoke Gabriel is a popular and sought after village which lies in an Area of Outstanding Natural Beauty at the head of a creek on the River Dart about four miles south-east of Totnes. The older part of the village is in a conservation area near the River and Mill Pool and much of the area is a Coastal Preservation Area. The village has good facilities including a church, primary school, pre-school [2 to 5 yrs], village hall, post office, general stores and two public houses.

Buyers see Stoke Gabriel as a lifestyle choice both because of the amenities that it offers and its thriving strong family social life and community spirit, with boating, canoeing and river trips on the River Dart on your doorstep. The village boating association also provides RYA sailing training for children and a year round calendar of boating events.

Description

The house, which dates back to 1952, has been greatly enhanced and improved by the vendors and now offers a fantastic open plan kitchen/dining room with a green oak extension to make the most of the fabulous south-easterly views. The accommodation flows exceptionally well providing a spacious sitting room, a separate dining room, study, 5 bedrooms and 2 bathrooms. Below the south-facing decked area is a superb 12m heated saltwater swimming pool with a retractable cover. The gardens are of a good size and the property benefits from a large area of off-road parking for many vehicles with a double garage and a car port.

Accommodation

A covered entrance porch leads into the lobby with a pair of doors leading into the spacious reception hall. The solid oak floor with its turning oak staircase with galleried landing, is a very attractive welcome to the property. The sitting room has tri-folding doors which lead out onto the large composite decked area by the pool. There is a wood burning stove and many windows providing much light into the room. Door to a games room/office, again with a pair of patio doors onto the deck outside. Off the reception hall is a ground floor WC, several storage cupboards and a door which leads to a fully fitted utility room, where the Ideal Logic gas-fired boiler is located. Side door to the rear of the property.

A particular feature of the property is the large kitchen/breakfast room, which has a Travertine tiled floor with a bespoke range of base and eye-level oak kitchen units with black marble worktops. There is a Neff integrated dishwasher, Neff double oven, Neff 5-ring gas burner hob with extractor over and space for an American fridge/freezer.





The kitchen has a large island unit, plenty of storage either side. This room flows into the dining area with tri-folding doors out onto the paved terrace and an opening into the green oak framed sunroom with large floor to ceiling windows. This room makes the most of the stunning far-reaching views over the swimming pool and the River Dart beyond. There are further doors opening out onto the decked terrace. An opening continues through to the snug/sitting area which, in turn, joins up with the kitchen.

The first floor landing has storage in the eaves which leads to the large main bedroom suite which enjoys a large window to fully enjoy the wonderful views. Off the main bedroom is a pair of patio doors which lead out onto a private raised balcony, which is exceptionally private and offers commanding views. In the main bedroom there is a walk-in dressing room with door to an en-suite bathroom, fully tiled with shower over the bath. There are four further double bedrooms, three of which enjoy the magnificent views. Family bathroom with separate corner shower, bath and sink unit. There is significant potential to reconfigure some of these additional bedrooms to create en-suite facilities, if required.

Gardens and Grounds

The gardens can be accessed from either side of the property or from the many doorways from the house. The large composite decked area benefits from shelter from the overhang of one of the bedrooms.

The swimming pool measures 12m in length with a constant depth of 1.6m and has a solar gain electrical retractable cover which heats the swimming pool. The pool has the addition of an air source heat pump for added heat, however, the vendors have not used it this year and the pool is already up to 23°C. Being a saltwater pool, no chlorine is added, instead the control unit at the rear of the summerhouse automatically tests the pH and adds salt where required.

To the side of the deck is a paved patio with gravelled paths leading around the metal framed greenhouse and down to a tool shed. To the side of the house is a large block paved drive with lots of storage for boats and further vehicles.

The gently sloping area of lawn is partially walled on both sides and contains a number of fruit trees and some mature shrubs. On the western side is a raised flowerbed and the location of the timber summerhouse behind which are the swimming pool workings and the air source heat pump.

At the end of the gravelled drive is a double garage with an adjoining carport alongside with exterior power available.



Services

Mains electricity, water gas and drainage.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

Viewings

Strictly by appointment with Stags Totnes 01803 865454

Directions

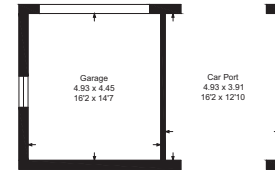
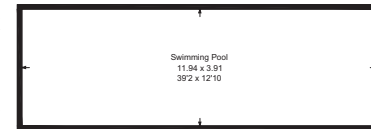
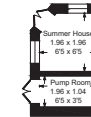
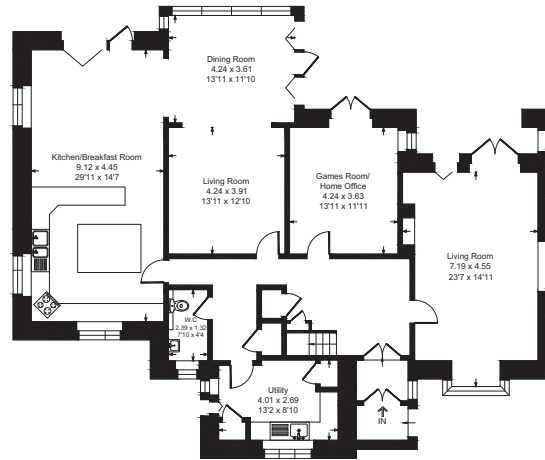
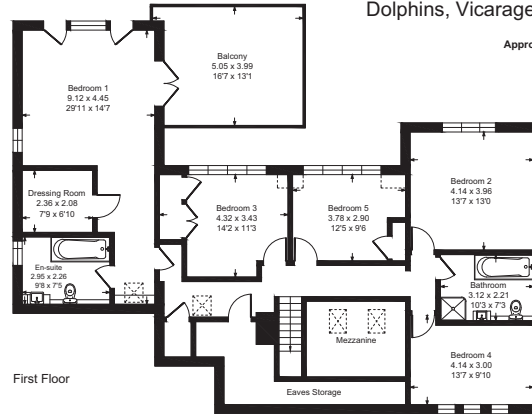
Continue into the centre of Stoke Gabriel and take the 2nd right hand turn into Vicarage Road, continue for 50 yards and turn left into Vicarage Close, over the shared private road. Continue up the road to the end where you will find the double garage, carport and gravelled parking area to the side of Dolphins.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.

Dolphins, Vicarage Close, Stoke Gabriel, Totnes, Devon, TQ9 6QT

Approximate Gross Internal Floor Area = 294.4 sq m / 3169 sq ft
 Garage Area = 21.9 sq m / 236 sq ft
 Outbuilding Area = 5.9 sq m / 64 sq ft
 Swimming Pool Area = 46.6 sq m / 503 sq ft
 Total Area = 368.9 sq m / 3972 sq ft



D O L P H I N S

