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Summer Stitches



Totnes: 4 miles Torquay (Sea Front): 6 miles Exeter: 27 miles

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A modernized and well appointed 3 bedroom semi-detached cottage with off-road parking and a useful garage/workshop, in a highly desirable village

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- Well appointed accommodation
- An abundance of characterful features
- Sitting room with wood burning stove
- Kitchen with utility room
- 3 Bedrooms, family bathroom
- Off-road parking
- Useful garage/storage barn
- Freehold sale
- Council Tax Band C

Guide Price £450,000



### 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 property is located within a Conservation Area.

### DESCRIPTION

This semi-detached Victorian cottage is thought to have been built in the late 1890s and has been owned by the vendors since 2005. During this time, they have undergone an extensive refurbishment project, turning this Victorian cottage into a comfortable and modern property which retains much of the original Victorian characterful features. The property benefits from a right of way over the drive of the neighbouring property, through a timber 5-bar gate, which provides access onto the private gravelled area, with space to park a large vehicle. Adjoining the gravelled area is a former stone barn with a sliding garage door. This barn is currently used as a workshop but could be used to house a small car or, as it currently is, as a workshop with bike storage.

### ACCOMMODATION

From the side of the property is a gateway which leads off Flood Street with a storm porch and timber and glazed door which leads into the staircase hall, with stairs rising to the first floor. A door which leads into a sitting room with a fireplace with a lined wood burning stove on a slate hearth with ample storage and bookcase to the side. The room benefits from two double glazed sash windows to the front and there is a door to a useful under-stairs storage cupboard. Door leads into the kitchen with an original timber parquet floor with a bespoke range of shaker style base level kitchen units with a former fireplace. The kitchen has a Belfast sink with a solid wood drainer. There is a De'Longhi range with

electric oven and 5-burner gas hob with extractor over. There is a slimline Hotpoint dishwasher and space for a slim American freezer. An opening leads into the utility room, with original terracotta tiled floor, with space and plumbing for a washing machine, where the Ideal gas-fired boiler is located and a door which leads into the ground floor WC. From the kitchen there is a stable door leading out under a storm porch to the private area of drive.

The stairs rise to the first floor landing, where all the rooms have the original exposed pine floorboards and provide access to the three bedrooms and the family bathroom. The main bedroom has a window to the front with a cast iron fireplace and slate hearth within the chimney breast. Bedroom 2 (double) enjoys a view over the barn at the rear and out over the village. Bedroom 3 (single) with exposed ceiling timbers and view to the rear. The family bathroom has an enamel bath with a mixer shower over, pedestal wash hand basin, conservation rooflight, WC.

### OUTSIDE

The property has an area of garden, accessed from a path, where there is a level area of lawn in between the stone boundary wall and the stone barn. There is a useful storeroom on the side of the property.

### SERVICES

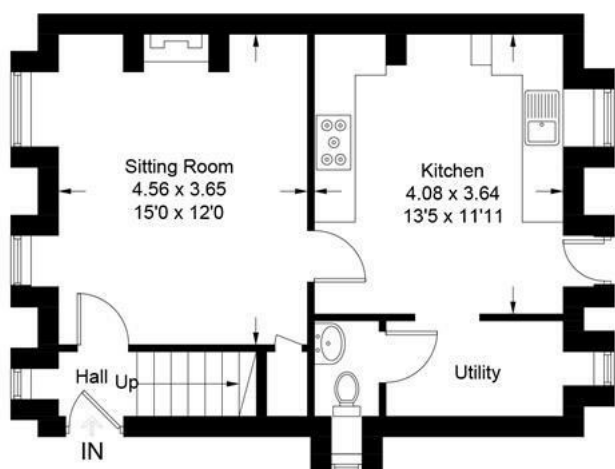
All the mains services are connected. The property has mains gas central heating. According to Ofcom, good mobile coverage and up to superfast broadband is available at this property.

### DIRECTIONS

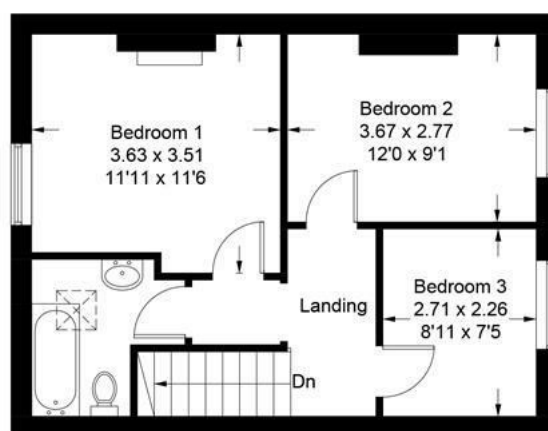
Continue into the centre of Stoke Gabriel and turn right onto Flood Street and the pair of semi detached cottages are found shortly after on the left handside.



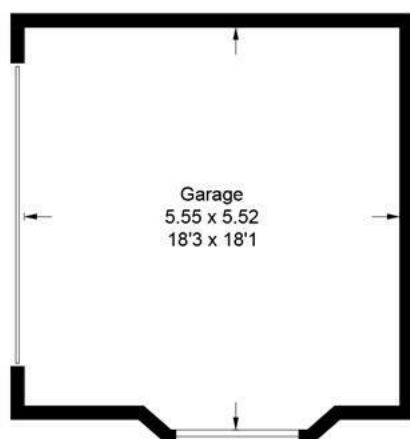
Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1111819)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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