



Hillside, Stoke Hill





# Hillside, Stoke Hill

Stoke Gabriel, Totnes, TQ9 6SF

Totnes: 4.4 miles, Dartmouth: 18.4 miles, Exeter: 27.5 miles

Hillside is a substantial, well-presented detached family home situated in a superb position with off road parking and a large garden, located within the sought after village of Stoke Gabriel.

- Accommodation in excess of 2000 sqft
- Beautiful large garden
- Single garage and off-road parking
- Views to the River Dart
- EPC Band D
- 4 bedrooms
- Spacious reception rooms
- South facing
- Freehold

Guide Price £875,000

## 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 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

Hillside is a well appointed detached home, offering well flowing accommodation in excess of 2000 sq ft. The wide driveway to the front provides ample off road parking, which is a rarity in Stoke Gabriel. The house also benefits from southerly views over the village and towards the Mill Pond. The large gardens which are located to the rear of the property provide even better southerly views.





## ACCOMMODATION

The property is accessed from the large private area of parking to the front of the property. A flight of steps leads to the front entrance door, opening up into a recently panelled entrance hall. From the hall, a door leads into the large sitting room with a built in gas fire. The superb open plan kitchen/dining room has a well fitted built in kitchen with a central island. There is a door to a useful study with a separate wc. The kitchen provides access to the garden room with a door to the utility room and to the rear of the property up some steps.

From the spacious panelled entrance hall, stairs rise to the first floor where there are currently 4 bedrooms. However the existing dressing room which is now accessed from Bedroom 1, was once a 5th bedroom and could easily be reconfigured. From the dressing room (potential 5th bedroom) there is a shower room. At the end of the landing is a family bathroom with a bath and a separate walk in shower.

## OUTSIDE

The property benefits from a wide private drive, running the length of the property, providing off road parking for several vehicles. The cobbled area is an attractive addition with planted shrubs either side. To the eastern side of the drive is a single garage.

To the rear of the property is the beautiful well kept garden. A path from the front leads around to the garden which can also be accessed from the ground floor and first floor of the house. The garden features an attractive stone wall and has been well designed to feature a large area of lawn with various mature planting, a green house, a summer house and a useful garden shed. At the top of the garden is a paved area which enjoys far reaching southerly views across the village and to the River Dart.

## SERVICES

All mains connected. Ofcom advises that superfast broadband is available to the property and there is limited mobile phone coverage via the major providers.

## VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

## DIRECTIONS

Continue into the centre of Stoke Gabriel and take the left hand turn onto Paignton Road. Take the first left next to the cenotaph onto Stoke Hill, where Hillside is found on the left handside.





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                    |   |                         |
|---------------------------------------------|---|-------------------------|
| Very energy efficient - lower running costs |   |                         |
| (92 plus)                                   | A | 78                      |
| (81-91)                                     | B |                         |
| (69-80)                                     | C |                         |
| (55-68)                                     | D |                         |
| (39-54)                                     | E |                         |
| (21-38)                                     | F | 62                      |
| (1-20)                                      | G |                         |
| Not energy efficient - higher running costs |   |                         |
| England & Wales                             |   | EU Directive 2002/91/EC |

The Granary, Coronation Road,  
Totnes, Devon, TQ9 5GN

[totnes@stags.co.uk](mailto:totnes@stags.co.uk)

01803 865454



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1261013



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London