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Edenvale



Totnes: 4.2 miles, Dartmouth: 8.9 miles,  
Exeter: 27.4 miles

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## A semi-detached 4 bedroom house with a superb kitchen/dinner extension at the rear

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- Characterful period features
- Large bright and airy kitchen/dinner
- Family bathroom and large shower room
- Sitting room with wood burning stove
- Useful lower ground floor storage area
- Council tax band E
- Freehold sale



### 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

This substantial semi-detached property is believed to date back to the early 1800's and is located at the end of The Barnhay. The property features a mixture of period characterful features, combining well with a more modern style. This is particularly noticeable in the extended kitchen which creates a superb social room, with tri-fold doors leading out onto the courtyard garden. Whilst there is no designated parking, the residents in The Barnhay seem to allow for the owners to park outside their respective houses.

### ACCOMMODATION

A partially covered entrance and a step lead up to a tiled entrance hall, which features a part-timber and glass door opening into the large sitting room. This bright and inviting space boasts a fireplace with a wood-burning stove, along with two windows, one overlooking the front and another to the side. Leading from the sitting room is a ground-floor double bedroom (Bedroom 1), which includes a feature fireplace, built-in cupboards, and a window to the front. This bedroom also has direct access to a large tiled shower room. Within this shower room is a superb exposed stone fireplace which adds to the home's character.

At the rear of the sitting room, a staircase hall features a step down into a useful storage cupboard, with a door leading to a small lower ground floor services/storage area.

The large kitchen/dinner, located at the rear of the property, is accessed via a short flight of steps. This well-appointed kitchen includes a range of base and eye-level units, space and plumbing for a washing machine, a built-in dishwasher, a Neff

electric oven, and an integrated Neff microwave. There is also space for a freestanding fridge-freezer.

The kitchen is exceptionally light, thanks to an extended section with multiple Velux roof windows and a set of tri-folding doors, which flood the space with natural light and provide seamless access to the paved courtyard garden. The garden is surrounded by flower beds, and a useful storage shed can be accessed from here. A side gate leads to a designated bin storage area.

An original turning staircase leads up to the first-floor landing, with doors opening to:  
Bedroom 2 – A spacious double bedroom featuring a fitted triple wardrobe, a stone fireplace, an original built-in cupboard, and a front-facing window.  
Bedroom 4 – Currently used as an office, this room includes a fireplace and could serve as a guest room or additional study.  
Family Bathroom – A well-appointed space with a three-piece white suite, including a bath with a shower attachment.  
Bedroom 3 – A generous double bedroom with an original built-in wardrobe and a large rear-facing window offering stunning views across Stoke Gabriel to the woods beyond.

### OUTSIDE

The rear courtyard garden is surrounded by flower beds and is of a good size. There is a useful storage shed, which is accessed up some steps to the side of the house. A side gate leads to a narrow passageway which continues around to the front of the property.

### SERVICES

Mains gas fired central heating, mains water, drainage and electricity. According to Ofcom, up to superfast broadband and good outdoor mobile coverage is available

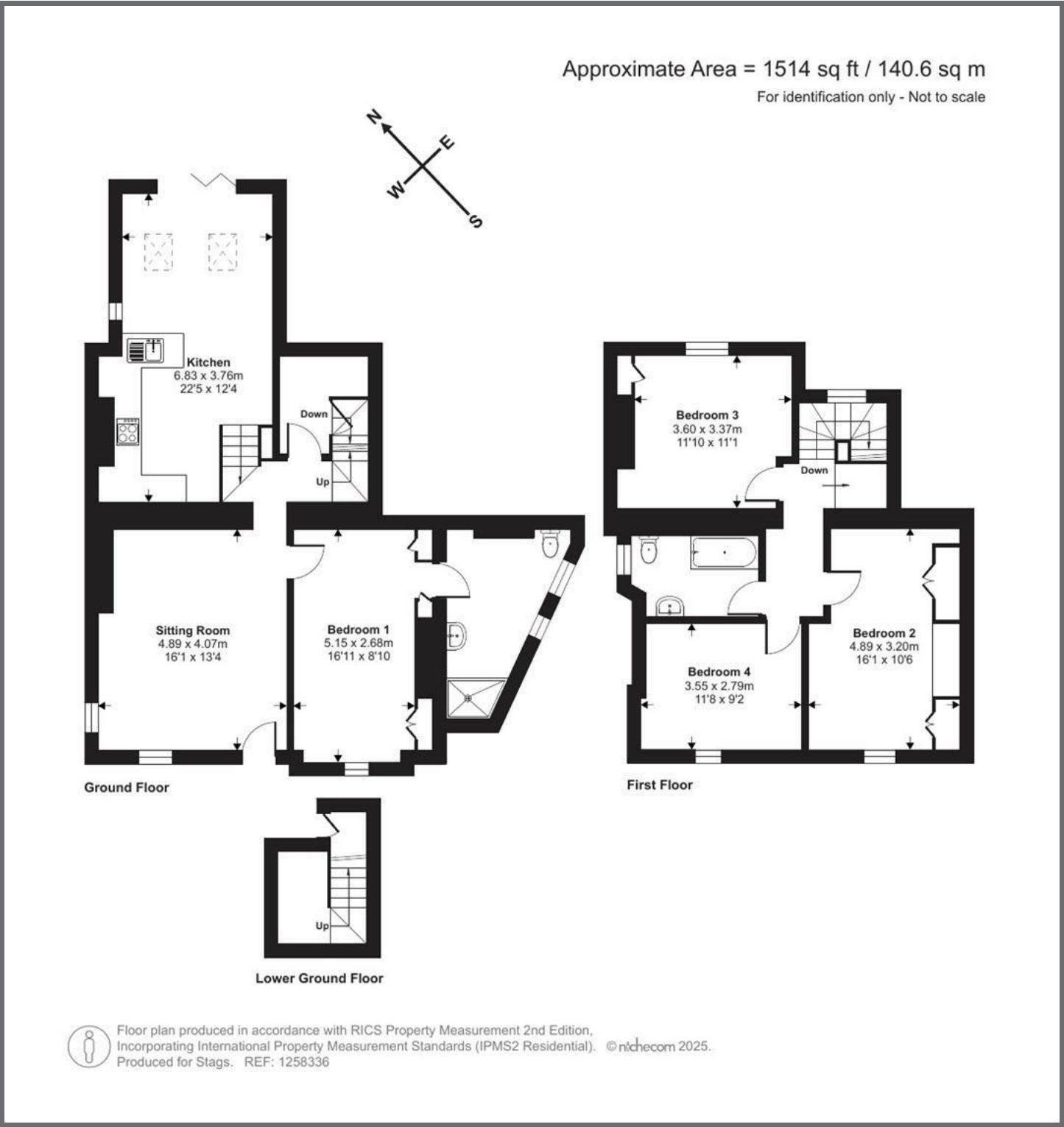
### DIRECTIONS

Once in Stoke Gabriel, continue down School Hill, passing the school and turn right into Mill Hill which leads towards the River Shack. Turn immediately left into the Barnhay where the Edenvale is found at the end. Whilst there is no allocated parking, parking is available outside the house.

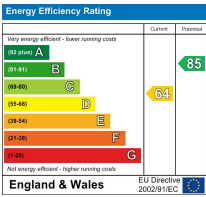
Guide Price £525,000







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