



2 The Barnhay

2 The Barnhay, Stoke Gabriel, Totnes, Devon, TQ9 6RZ



Totnes: 4.4 miles, Dartmouth: 18.5 miles,
Exeter: 27.6 miles

A well appointed 2/3 bedroom terraced house with superb views of the Mill Pool in the sought after village of Stoke Gabriel.

- Traditional period character throughout
- Superb 'lock up & leave' property
- Over 1,100 sq ft of accommodation
- Large sitting room with wood burning stove
- Two first floor bedrooms with family bathroom
- Private courtyard garden
- Freehold sale
- Council Tax band C

Offers In Excess Of
£400,000



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

This well-maintained mid-terraced property offers flexible accommodation over two floors, with the added benefit of a useful workshop/office on the second floor. The south-facing courtyard garden enjoys picturesque views over the graveyard behind, the mill pond, and towards the River Dart. 2 The Barnhay is located within the local conservation area. The versatile accommodation could be utilised to create a third bedroom instead of an additional reception room at the front of the house.

ACCOMMODATION

The property is accessed via an entrance porch leading into a hallway, with a door opening into a reception room. This charming space features a sash window overlooking the front, a fireplace with a timber mantelpiece, and an inset wood-burning stove. Retaining its original character, the room also includes built-in cupboards on either side of the fireplace.

From the hallway, a few steps lead down to a flagstone floored stairwell, which includes a useful under-stairs cupboard and a staircase rising to the first floor. The sitting room, currently carpeted, yet retains the original flagstone floor underneath. A exposed stone wall houses a large stone fireplace with another wood-burning stove. The sitting room flows into a compact kitchen, which features a tiled floor, fitted kitchen units, space for a refrigerator, a 1.5-bowl sink, and a double oven with gas burners above.

The staircase leads to the first-floor landing, which provides access to the family bathroom. This space includes a white three-piece suite with a shower attachment. Adjacent to the bathroom is Bedroom

Two, a spacious double room with original built-in cupboards and a sash window overlooking the front. The landing also houses an airing cupboard below a factory-light hot water cylinder.

Bedroom One, located at the rear of the property, is a generously sized double room featuring a UPVC-replacement sash window that offers superb views over the courtyard below and towards the Mill Pool. A large cupboard with hanging rails provides ample storage. A door from this bedroom leads to a timber staircase, granting access to the converted loft area. This versatile space, featuring a Velux window with far-reaching views over the mill pond, is currently used as a workshop but could serve as a home office. There are two access points providing additional storage within the eaves.

OUTSIDE

The south east facing courtyard garden is enclosed by a stone wall on one side, with a raised seating area designed to take advantage of the stunning views. The courtyard garden also provides access to a single story outbuilding, utilised as a utility room, which has plumbing for a washing machine.

SERVICES

Mains water, electric and drainage connected. Heating via two multifuel woodburning stoves and two electric economy seven heaters. According to Ofcom, up to superfast broadband and good outdoor mobile coverage is available

VIEWINGS

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

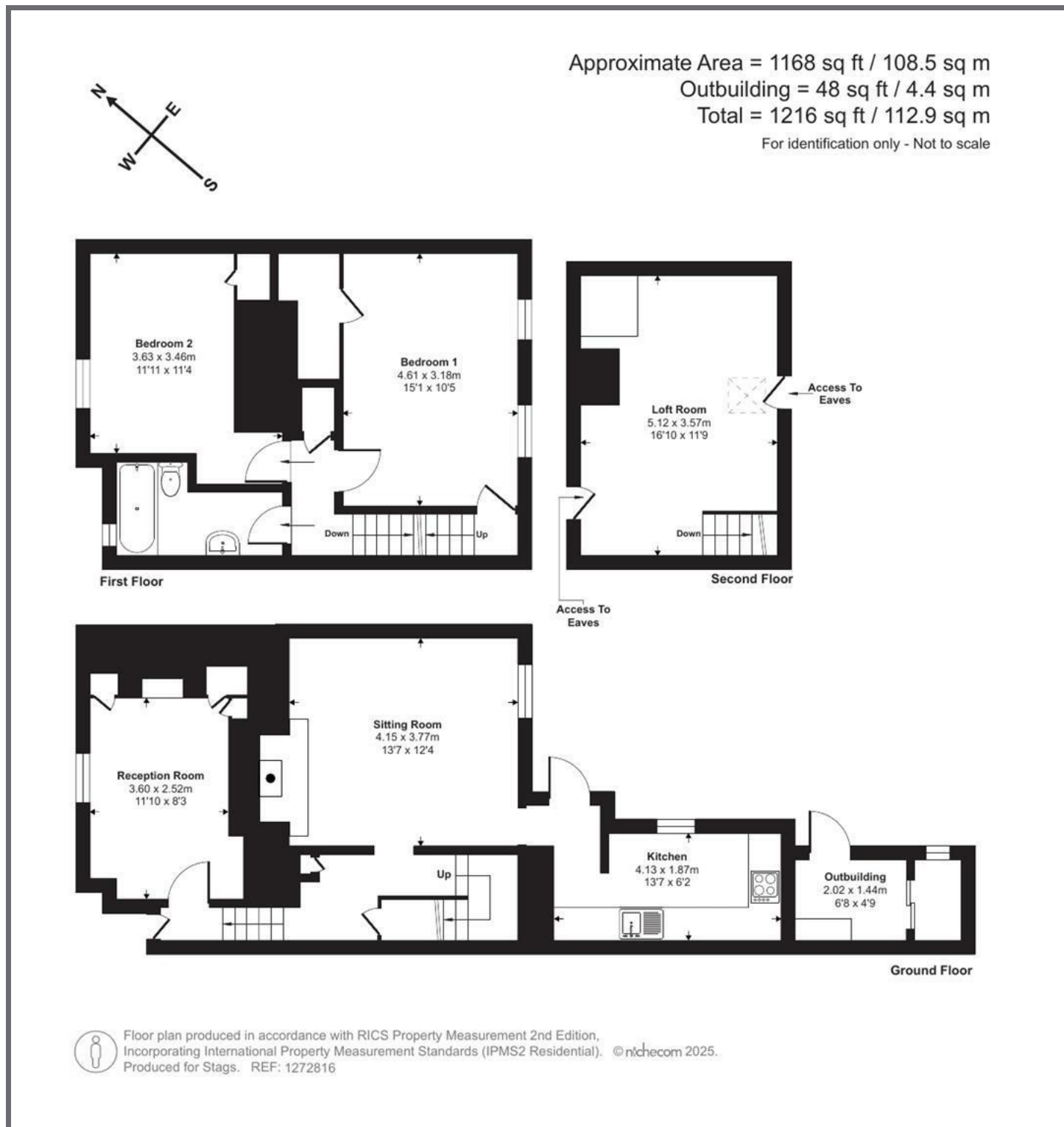
LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

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. Number 2 is at the far end on the right hand side. Whilst there is no allocated parking, parking is available outside the house.





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			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		84	46
EU Directive 2002/91/EC			

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