



Westerley



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Stoke Gabriel, Totnes, TQ9 6QP

Totnes: 4.5 miles, Dartmouth: 11 miles, Exeter: 27 miles

A most charming property in an enviable location a short walk from the village centre, enjoying substantial accommodation while boasting a vibrant and extensive garden.

- Extended family home
- Close to village amenities
- Social reception space
- Off-road parking & garage
- Freehold
- 2023sqft of accommodation
- Idyllic Dartside village
- 5 bedrooms
- Superb formal garden
- Council tax band: F

Guide Price £800,000

SITUATION

Westerley enjoys a prime position in the sought-after village of Stoke Gabriel, well known for its idyllic riverside setting on the banks of the River Dart. The riverside position offers access to boating. Stoke Gabriel is only a 10-minute drive to the mainline railway. The village offers a thriving community with a church, primary school, village shop, and several popular pubs, a restaurant, cafe by the river and a wide range of activities. The nearby towns of Totnes and Paignton provide wider amenities, schooling, and rail links, whilst the South Devon coast and Dartmoor National Park are within easy reach. Additionally, the property benefits from close proximity to excellent Grammar schools, including Churston Ferrers Grammar School, which is just 10 minutes drive.

DESCRIPTION

Westerley is a spacious and individual detached home offering generous and flexible accommodation extending to over 2,000 sqft, including a garage. The property is full of charm and character, most notably its impressive split-level living/dining room. This striking space features a vaulted ceiling, an attractive central log burner with a stone chimney surround, and sliding doors opening directly to the garden, creating a wonderful focal point for family living and entertaining. The property is set within delightful gardens that wrap around the house, offering a high degree of privacy, mature planting, and plenty of opportunity for outdoor enjoyment.



ACCOMMODATION

The accommodation flows across a predominantly single level, designed with both comfort and flexibility in mind. The welcoming entrance hall opens into a generous kitchen/breakfast room, perfectly suited to family life with plenty of space for a dining table and everyday gatherings. The heart of the home is the stunning split-level living/dining room, a dramatic yet inviting space with its vaulted ceiling, exposed beams, and striking central log burner. Sliding doors connect directly to the garden, making this an ideal room for both cosy winter evenings and summer entertaining. A study provides a quiet retreat for home working, while five bedrooms offer superb versatility. The main bedroom is particularly spacious, with lovely views over the garden, while three further double bedrooms provide excellent family or guest accommodation. The fifth bedroom, currently a single, would make an ideal nursery or additional study. Two bathrooms serve the property, one with bath and the other with shower, ensuring practicality for family living. A series of useful store cupboards, utility space, and an integral garage complete the internal layout.

OUTSIDE

The gardens at Westerley are an undoubted highlight. Wrapping beautifully around the house, they offer a private and mature setting with a variety of spaces to enjoy. The level lawn provides ample room for children to play, while established shrubs, hedging, and trees bring colour and seasonal interest throughout the year. Within the garden is a productive orchard hosting a range of fruit trees: 3 apple trees, a crab apple and a pear tree, with 3 plum trees on the boundary and 2 more growing through from the orchard behind, perfect for a homemade autumn treat.

There are a variety of terraces, perfectly positioned for outdoor dining and entertaining, with access to the garden from all sides of the property, ensuring the glorious outside space can be enjoyed throughout the day. The garden is an ideal space for gardeners to make their mark, or for a more open space for family entertaining. A driveway provides off-road parking in front of the garage.

SERVICES

Mains water, drainage, gas and electricity. Gas-fired central heating. Ofcom advises that superfast broadband and mobile coverage via the major providers is available.

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

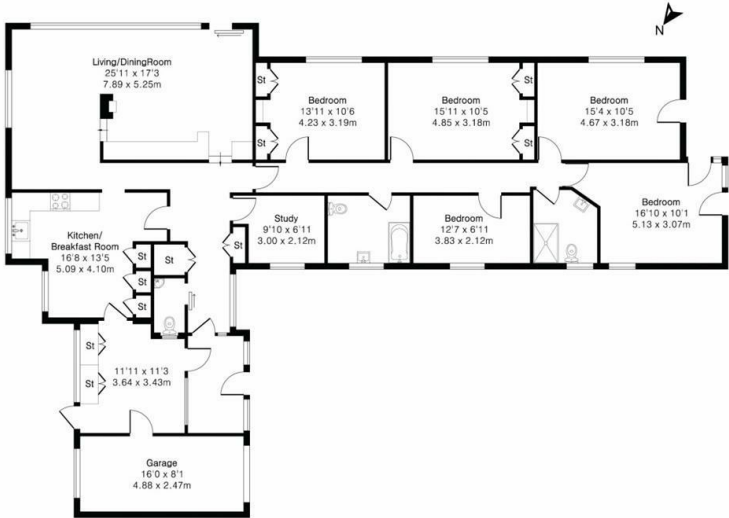
Continue into the centre of Stoke Gabriel and take the 2nd right hand turn into Vicarage Road, continue for 150yards where the property can be found on the right hand side.



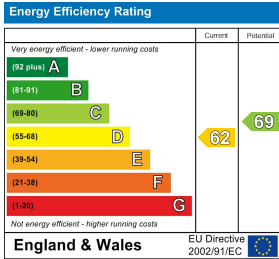
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Approximate Gross Internal Area 2166 sq ft - 201 sq m
(Including Garage)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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