



Cator, Stoke Gabriel, TQ9 6FG

£950,000

Beautiful 4-bed detached family home in a peaceful Dart River valley setting. Spacious, light-filled rooms, double garage, large workshop & flat gardens. Just 10 mins' walk to Stoke Gabriel village, river & pubs. A perfect blend of tranquillity, community & practicality.



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A beautiful four bedroomed detached family home, remarkable in its generously proportioned spaces, affording light, airy rooms making the most of its lovely views out to the Dart River valley. Its enviable position makes for peace and tranquillity with virtually flat gardens surrounding the home and spaces to be enjoyed on all sides. Double garage, large, garage sized workshop and ample drive area help make the property such a practical and flexible home.

While secluded and private, country walks through Hoyle Copse and the Wildflower Meadows can be accessed safely, without using a road. Just ten minutes on foot takes you to Stoke Gabriel Village Centre with primary school, church, two pubs, an amazing village shop and two restaurants to boot, not to forget access to the beautiful River Dart. This village is renowned for its thriving community with sports clubs, sailing and boating, art, drama and countless village activities all through the year.

Inside you are greeted by a spacious hall and staircase with cloakroom, study, kitchen, lounge and family room leading off.

The large lounge is carpeted with windows to the front and large French doors overlooking the best of the country views. A south facing conservatory leads off from this tranquil room.

The kitchen, with ample worktops and cupboard space has a range cooker and hood as well as integrated dishwasher. There is ample space for table and chairs adjacent to fully glazed double doors, opening into the family room. The utility room leads off with a sink and spaces for a free standing washing machine, dryer and under counter freezer.

The family room, with handsome, bordered oak effect Amtico flooring (as has the hall), opens through a conservatory area and French doors to a south facing patio and the garden. Windows look west to the sunset. A large log burner makes this room a cosy refuge on winter's evenings.

Upstairs, accessed by staircase with stylish light oak and chrome balustrading extending around galleried landing, are four double bedrooms, two with generous ensuite shower rooms and the third with 'jack and Jill' access to the family bath and shower room. Bedrooms one and two have ample, built in wardrobes.

Outside, double wooden gates give access from the head of the cul-de-sac to a large tarmac drive with space for multiple cars quite aside from the large, twin door double garage.

Extending from the double garage is a large workshop with a pedestrian door from the garden area on the North side of the home. Behind the garage and workshop is a log store that then opens to the flat lawn to the side of the property, ideal for family football! Beyond is a level vegetable plot with 'sleeper' style surround for ease of use and management. To the West are shrub beds and hedge with fields and beautiful country views beyond with sensational sunsets! An innovative 2m diameter stone lined fire pit is in the West corner that then leads up the lawn on the west side of the house with patio area, then leading past fruit and decorative trees to the front garden area, well stocked with attractive roses, plants and shrubs, including lovely Wisteria that climbs up the front elevation.

Of modern construction, the home is well insulated and benefits from Gas Central Heating, supported by Solar Thermal panels that heat domestic hot water.

Management charges £370 p/a

GROUND FLOOR

Living Room 21'11" x 14'7" (6.70m x 4.45m)

Kitchen 18'6" x 11'6" (5.64m x 3.52m)

Dining Room 20'9" x 20'3" (6.35m x 6.18m)

Study 9'11" x 7'3" (3.03m x 2.21m)

Utility 9'11" x 6'9" (3.03m x 2.06m)

FIRST FLOOR

Bedroom One 15'7" x 15'5" (4.76m x 4.70m)

Bedroom Two 16'7" x 15'6" (5.07m x 4.74m)

Bedroom Three 13'4" x 12'1" (4.07m x 3.70m)

Bedroom Four 14'9" x 9'6" (4.50m x 2.90m)





